



GRASSROOTS
REALTY GROUP

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159 Evanswood Circle NW
Calgary, Alberta

MLS # A2268125



\$638,500

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,005 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to 159 Evanswood Circle NW — A Charming Family Home in the Heart of Evanston. Located in the highly desirable, family-friendly community of Evanston, this original-owner semi-attached home offers comfort, functionality, and modern convenience. With 3 bedrooms, 2.5 bathrooms, and upgrades like 9 foot ceilings on the main floor, this home is perfect for families and first-time buyers. Just steps away from schools, parks, playgrounds, transit, restaurants, and everyday amenities, the location is unbeatable. Step inside to a bright, open-concept main floor filled with natural light and designed for family living and entertaining. The kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a walkthrough pantry connected directly to the garage — making grocery drop-off easy and efficient. From the dining area, sliding doors take you to your custom-built backyard patio, ideal for BBQs and outdoor relaxation and entertaining. A powder room completes the main level. Upstairs, you’ll find a cozy bonus room, perfect for movie nights or a kids’ play space. The primary bedroom features a 4-piece ensuite and walk-in closet. Two additional spacious bedrooms and a full bathroom provide plenty of room for family or guests. You’ll also love the convenient upstairs laundry with washer and dryer, making daily chores a breeze. Central air conditioning installed in 2024 for those hot summers. The undeveloped basement offers endless potential to customize — whether you envision a home gym, additional bedroom, or recreation room. Also here are some notable location near this gorgeous home such as Kenneth D. Taylor School & Our Lady of Grace School, Evanston Towne Centre (groceries, dining, services), parks, playgrounds, walking paths & transit. There is a new middle school being built AND a

new elementary school just steps away from the home. As well as quick access to Stoney Trail, Nose Hill Park & shopping at Creekside and Sage Hill Plaza. New shingles for the roof have been replaced this year! Call now for your private showing!