



GRASSROOTS
REALTY GROUP

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29 Evansridge Circle NW
Calgary, Alberta

MLS # A2288028



\$639,999

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-26-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Blinds , Curtain

Rare opportunity to own a beautifully maintained 3-bedroom home with a sunny south-facing backyard and major 2025 exterior upgrades in the highly desirable community of Evanston. Situated on a quiet street close to parks and pathways, this move-in ready home offers a bright open-concept main floor with hardwood flooring, a spacious kitchen featuring granite countertops, stainless steel appliances, a walk-in pantry, and a large centre island perfect for gathering. The adjoining dining area and family room are anchored by a cozy corner gas fireplace and large window overlooking the landscaped backyard with cedar fencing. A dedicated front office provides excellent work-from-home flexibility, while a convenient 2-piece bath completes the main level. Upstairs you'll find three bedrooms, a full bath, upper-level laundry, and a generous primary suite with walk-in closet and private 4-piece ensuite. The unfinished basement offers outstanding potential for future development. Enjoy outdoor living on the rear deck with dual gas hookups for your BBQ and patio heater. The double detached garage adds convenience and secure parking. Significant upgrades completed in 2025 include new shingles on both the home and garage, along with extensive siding replacement—enhancing curb appeal and long-term value. An exceptional value in one of NW Calgary's most family-friendly neighbourhoods.