



**166 Evansmeade Circle N**  
**Calgary, Alberta**

**MLS # A2294255**



**\$729,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained front garage home in the highly desirable community of Evanston NW, perfectly positioned on a large walkout lot and offering over 2,070 sq ft of thoughtfully designed living space! This spacious and functional home features 5 bedrooms and 3.5 bathrooms, making it ideal for growing families or savvy investors. The main floor offers a bright and open layout with a recently upgraded kitchen featuring modern appliances, ample cabinetry, and a seamless flow into the dining and living area, complete with a cozy gas fireplace. Upstairs, you'll find generously sized bedrooms and comfortable living space for the whole family. The fully finished walkout basement adds incredible value, offering an additional bedroom, full bathroom, and a large living/recreation area—perfect for guests, extended family, or potential rental use. Additional highlights include central air conditioning for year-round comfort and a clean, well-kept interior that is truly move-in ready. Located in a prime, family-friendly neighbourhood close to parks, playgrounds, schools, and everyday amenities, this home combines space, comfort, and an unbeatable location—an incredible opportunity you don't want to miss!