



**93 Evansford Circle NW
Calgary, Alberta**

MLS # A2301904



\$575,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

Inclusions: NA

Welcome Home! A beautifully renovated 2-storey home in the sought-after community of Evanston. The formal entrance leads to the spacious living room with an oversized window bringing in loads of natural light. The well-designed kitchen features quartz countertops, stainless steel appliances, a corner pantry, and a central island overlooking the dining area—perfect for everyday living and entertaining. Sliding doors lead to a private backyard with a deck, ideal for summer gatherings. Upstairs features three bedrooms, including a primary suite with a private ensuite and coffered ceilings. The 4pc bathroom completes the upper level. The partially finished basement adds extra living space with a rec room, a fourth bedroom, and a roughed-in bathroom ready for future development. An oversized double detached garage plus additional rear/ alley parking add to the home’s appeal. Located close to parks, schools, and amenities, this is a fantastic opportunity in a family-friendly neighbourhood—book your showing today.