

# \$950,000 - 95 Evansdale Common Nw, Calgary

---

MLS® #A2250079

## \$950,000

4 Bedroom, 3.00 Bathroom, 2,659 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Beautifully kept 2 storey family home with 6 bedrooms located in sought after community of Evanston. It offers over 3700 square feet of living space. The main floor features soaring 9' knock down ceiling and a thoughtful open floor plan, The stunning kitchen come with a large 6'X7' granite countertop island, Stainless appliances, Built in speakers, One year old hardwood floor, Large eating area with door to a huge 30 feet wide deck. 3 sides gas fireplace in main floor living room, Laundry room and a half bathroom. The upper level features a large bonus room, Vaulted ceiling, Master bedroom with 5 pcs ensuite, Walk-in closet, Three good size bedrooms and a 4 pcs full bathroom, Basement is fully developed with a 4 pcs full bathroom, Jetted tub, Two large bedrooms both with large closets, Large family room with granite countertops wet bar, All new windows on the west side of the house, New roof and siding, This house is closed to all amenities, Shopping, Schools, Parks and transportation.

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250079  |
| Price      | \$950,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,659       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 95 Evansdale Common Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0E6                |

### Amenities

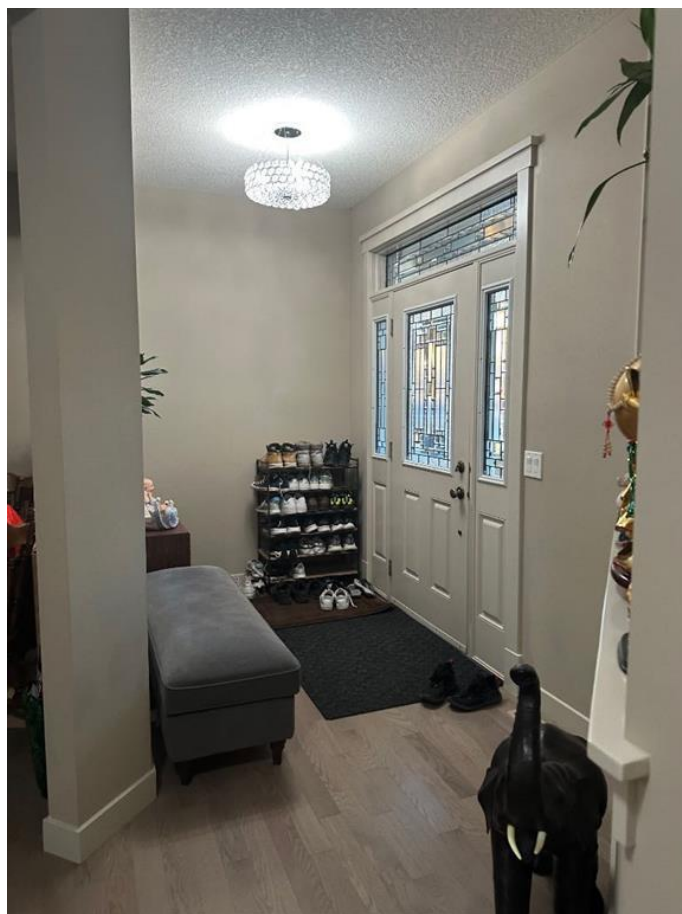
|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Jetted Tub, No Smoking Home, Open Floor Plan, Hardwood Floor, Ceiling(s), Vinyl Windows, Walk-In Closet |
| Appliances        | Electric Stove, Range Hood, Dishwasher, Refrigerator                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room, Three-Sided                                                                                             |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue                                                                                                                                   |
| Lot Description   | Back Yard, City Lot, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Rectangular Lot, Street |



|              |                          |
|--------------|--------------------------|
|              | Lighting                 |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-G               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.