

# \$639,000 - 34 Evansmeade Close Nw, Calgary

MLS® #A2211726

## \$639,000

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.08 Acres

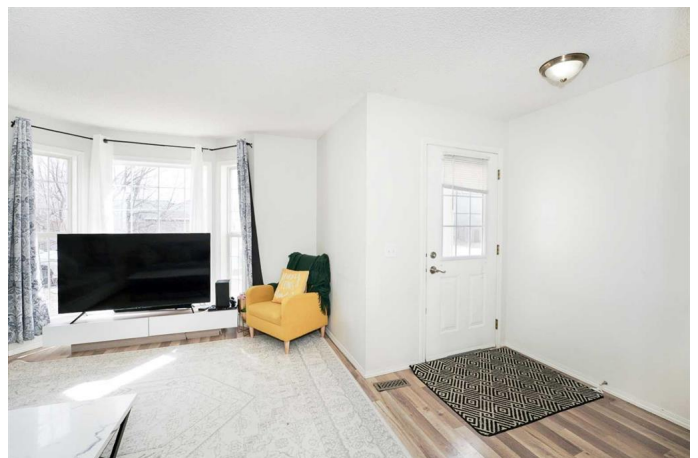
Evanston, Calgary, Alberta

Very well maintained Home in the desired community of Evanston close to Schools and Parks. Hard Flooring through out the main floor and all bathrooms. 1326 sq ft home, 3 Bedrooms and 2.5 bath. Living Room has a fireplace and kitchen has stainless steel appliances. All 3 bedrooms are upstairs with the Master Bedroom having a PRIVATE ENSUITE and CUSTOM WARDROBE CABINETS. Basement is undeveloped with lots of space to develop the way you like. The backyard is spacious, fenced off and has plenty of space to develop a detached 2 Car Garage and still there will be lot of room in the backyard!

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211726    |
| Price          | \$639,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,326       |
| Acres          | 0.08        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 34 Evansmeade Close Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1C2                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters                   |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Dog Run, Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot                         |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 6                |
| Zoning         | R-G              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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