

# \$680,000 - 91 Evansborough Crescent Nw, Calgary

MLS® #A2240837

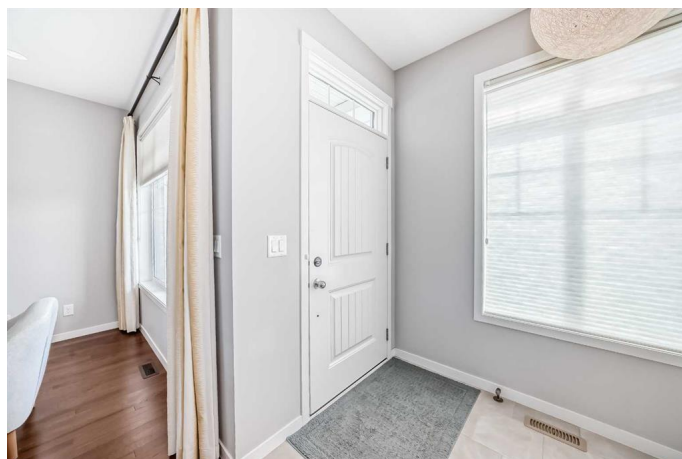
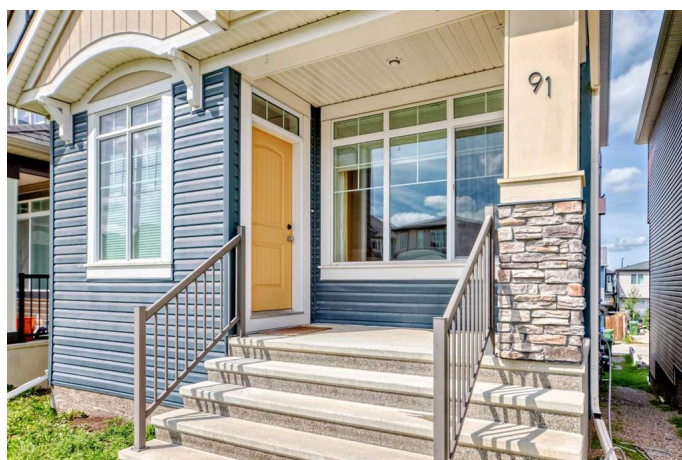
**\$680,000**

4 Bedroom, 4.00 Bathroom, 1,841 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

Welcome to this beautiful maintained single-family home in the heart of Evanston, offering over 2,600 sq.ft. of living space with a fully developed walkout basement and a detached double garage. Boasting 1840 sq.ft. above grade plus 776 sq.ft. in the basement, this home combines comfort, functionality, and style. Step inside to a bright and open main floor, featuring a spacious foyer and a thoughtfully designed layout. The cozy living room with a gas fireplace flows seamlessly into the gourmet kitchen, complete with two-tones cabinetry, a large granite island, stainless steel appliances, and a walk-in pantry - perfect for cooking and entertaining. The dining area, mudroom with access to the west-facing balcony, and a convenient half bath complete this level. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a 3-pcs ensuite, a large bonus room, a full 4-pcs bathroom, and a dedicated laundry room for added convenience. The fully developed walkout basement offers exceptional flexibility with a 4th bedroom, second family room with fireplace, kitchen, full bathroom, and plenty of storage space - ideal for extended family. Additional features included hardwood flooring on the main floor, a new roof, Hunter Douglas blinds, and a low maintenance backyard. Situated within walking distance to schools, close to playgrounds, shopping and amenities, and with easy access to Stoney Trail, this home is the perfect blend of location and



lifestyle.

Built in 2013

### Essential Information

MLS® #	A2240837
Price	\$680,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	91 Evansborough Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Granite Counters, Vinyl Windows, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Gas Stove, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Living Room
Has Basement	Yes
Basement	Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	4
Zoning	R-G

## Listing Details

Listing Office	Grand Realty
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