

\$650,000 - 113 Evansmeade Point Nw, Calgary

MLS® #A2241301

\$650,000

4 Bedroom, 4.00 Bathroom, 1,701 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Scenic Pond-Back Duplex in Quiet Cul-de-Sac
â€“ 4 Bed | 3.5 Bath | Walkout Basement |
Outdoor Living Paradise

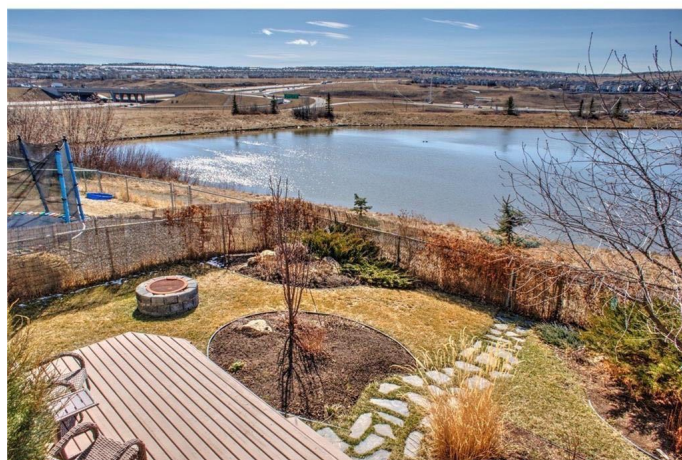
Welcome to 113 Evansmeade Point NW, a beautifully maintained duplex offering 4 bedrooms, 3.5 bathrooms, and total 2,465.66 sq ft of total living space, ideally located on a quiet cul-de-sac and backing onto a serene pond and green-space in the heart of Evanston.

This bright and open home features a spacious family room, a well-laid-out kitchen with ample cabinetry, black and stainless steel appliances including a stove with double ovens, a tiered island with breakfast bar, and a generous dining area where you can enjoy your morning coffee while watching baby ducks swim by.

Upstairs, you'll find 3 Bedrooms with pond views. The primary suite offers a peaceful retreat with a bay window, a walk-in closet with built-ins, and a private ensuite. A second full bathroom completes the upper level with 2 spacious bedrooms.

The fully finished walkout basement expands your living space with a large recreation room, a fourth bedroom, a full bathroom, and direct access to the beautifully landscaped backyardâ€”perfect for extended family, guests, or future rental potential.

This home was designed for outdoor living and entertaining: enjoy the upper deck with retractable awning, outdoor heater, stereo speakers, and an included gas BBQ. The



backyard oasis features a patio, mature trees, garden beds, and a charming path leading to the greenspace.

Additional highlights include:

- * Front-attached garage
- * Central air conditioning for summer comfort
- * Located just steps from a small playground, perfect for families

This rare combination of comfort, scenic beauty, and functionality makes 113 Evansmeade Point NW a true gem in a sought-after community.

Built in 2003

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2241301 |
| Price | \$650,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,701 |
| Acres | 0.08 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 113 Evansmeade Point Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1C4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

| | |
|---------------|---|
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Front Drive |
| # of Garages | 2 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Humidifier |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Waterfront, Creek/River/Stream/Pond |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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