

\$660,000 - 53 Evansford Grove Nw, Calgary

MLS® #A2258855

\$660,000

4 Bedroom, 4.00 Bathroom, 1,540 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

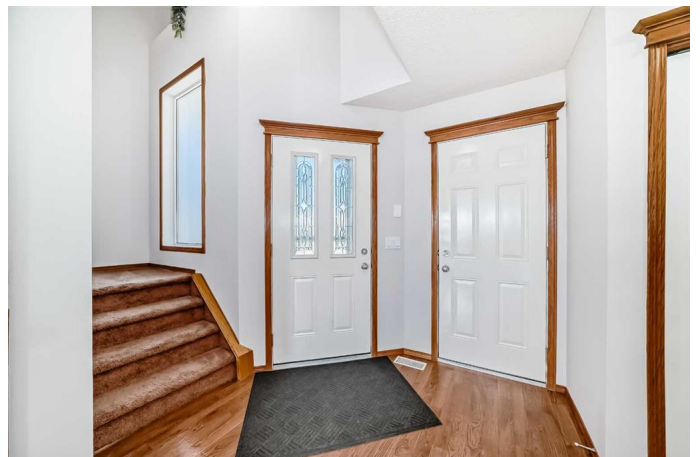
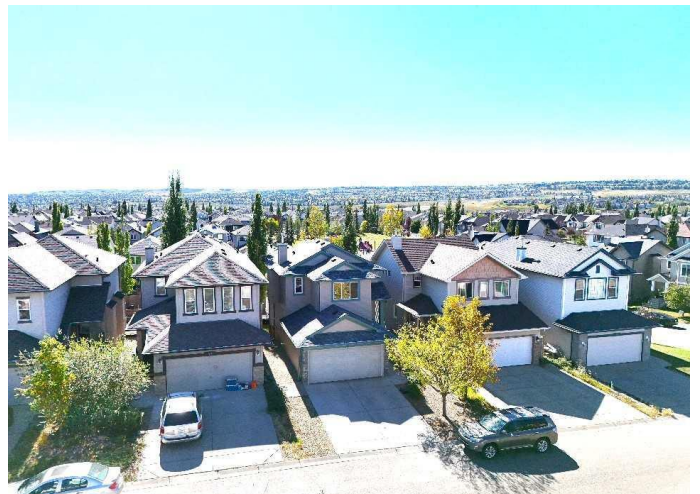
Welcome to this immaculate and spacious 2-storey walkout home nestled in the sought-after, family-friendly community of Evanston!

This beautifully maintained home offers over 2,000sq.ft. of total living space, perfectly designed for comfort and functionality.

Step inside to a wide open-concept main floor featuring a large great room with a cozy corner gas fireplace, a gourmet kitchen with a central island & breakfast bar, corner pantry, and newer appliances. The adjoining dining area is ideal for entertaining and provides direct access to the oversized, maintenance free, vinyl, south-facing deck—perfect for soaking up the sun and enjoying open views.

Upstairs, you'll find a cozy bonus room and three generous bedrooms, including a stunning primary suite with a view of Nose Hill Park, a spacious walk-in closet, and a spa-inspired ensuite complete with soaker tub and separate shower.

The walkout basement is fully developed into a LEGAL one-bedroom SUITE with a private entrance, stainless steel appliances, quartz countertops, separate laundry, and stylish vinyl plank flooring. Currently operating as a successful Airbnb, it offers excellent income potential or a private space for extended family.



Additional features include: CENTRAL AIR
CONDITIONING, Main floor laundry, NEW
ROOF SHINGLES, EAVESTROUGH,
DOWNSPOUTS, FASCIA and SIDING,
Concrete lower patio and fully fenced,
manicured backyard

Premium location—close to parks, schools,
shopping, and transit.

Don't miss your chance to own this exceptional
home with income potential in one of NW
Calgary's most vibrant communities!

Built in 2006

Essential Information

MLS® #	A2258855
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,540
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	53 Evansford Grove Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	9
Zoning	R-G

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.