

\$689,900 - 253 Evansmeade Circle Nw, Calgary

MLS® #A2225450

\$689,900

4 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

*** Open House CANCELLED * SEE VIDEO ***

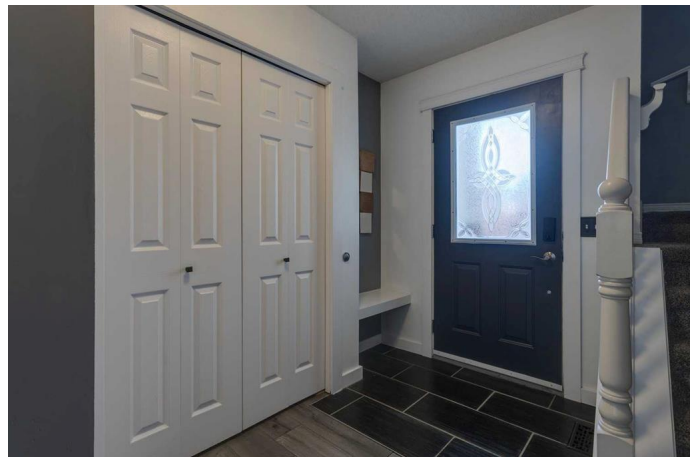
Welcome to this beautifully updated, move-in-ready home offering 2238 sq ft of thoughtfully designed living space, located on a quiet street just steps from parks, a pond, and scenic walking trails.

As you enter, youâ€™re greeted by gleaming floors and an abundance of natural light. The main floor features a bright and open layout, including an inviting kitchen outfitted with granite countertops, custom backsplash and black appliances. The adjacent dining area opens onto a large backyard deckâ€”perfect for summer barbecues and relaxing while the kids or pets play in the fully landscaped, West facing private yard complete with a no-maintenance fence, cedar rails and privacy screens. Youâ€™ll love the expansive Trex vinyl deck with custom shades along with mature trees. You'll also love the central air conditioning for those really hot days!

Upstairs, youâ€™ll find a spacious bonus room, ideal for movie nights or a home theatre setup, plus three generous bedrooms. The primary suite offers a true retreat with a large walk-in closet, a stylishly updated ensuite featuring a corner tub, separate deluxe rain shower, and granite-topped vanities.

The finished basement adds extra flexibility with a fourth bedroom, home office and additional living space - perfect for a rec room, home gym, or guest suite. A double attached garage completes this fantastic package.

This home offers exceptional value and an



unbeatable location, close to schools, playgrounds, the environmental reserve, and the shops and amenities at Evanston Towne Centre. Come see for yourselfâ€”you wonâ€™t be disappointed!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225450 |
| Price | \$689,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,664 |
| Acres | 0.10 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 253 Evansmeade Circle Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1B4 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Soaking Tub |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range |

| | |
|-----------------|---------------------------------------|
| | Hood, Refrigerator, Washer/Dryer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Level, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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