

# \$779,000 - 47 Evansridge Crescent Nw, Calgary

MLS® #A2228603

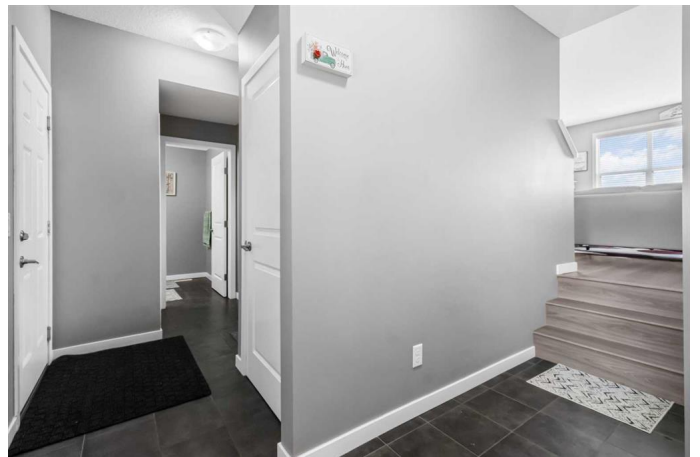
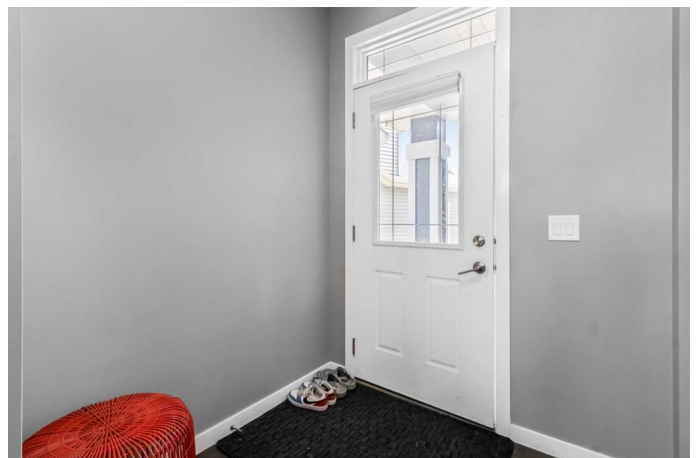
**\$779,000**

3 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to 47 Evansridge Crescent, where you'll discover the charm of this beautifully upgraded home on an oversized pie-shaped lot, ideally situated in a quiet crescent within the highly sought-after community of Evanston. This home offers exceptional value and an unbeatable location backing onto the school and green space. This Jayman-built family home boasts over 1,900 square feet above grade and another 600 square feet in a professionally developed basement. As you enter, you will be greeted by a bright and inviting layout, featuring an open-concept main floor that effortlessly blends the dining room, living room, and spacious kitchen with a large table-top granite eating bar and an abundance of cupboard and pantry space, and stainless-steel appliances including a Samsung â€œsmartâ€™â€™ fridge. Washer & Drier (2020), Dishwasher (2023), Microwave (2025). The main flooring comes with oak antique gray laminated flooring, and the quality finishes throughout the home highlight its elegance and style. Upstairs, you will find a large bonus room with a computer niche and a laundry room. The master bedroom features an oversized walk-in closet and a spa-style ensuite. Two additional generously sized bedrooms, perfect for guests or children, along with a centrally located full bathroom. The finished lower level adds even more living space. Itâ€™s a â€œsunshineâ€• basement with large windows, which brings in an abundance of natural light. A large recreational



room and a game area (easily converted to a 4th bedroom), 4-piece bath, and plenty of storage – perfect for guests, teens, or extended family. The home is move-in ready and built to last. New roof (2025), repaired siding, and new gutters (2025). Enjoy the central air conditioning on these summer days. Outside, the back deck overlooks the playground and the K to 9 school, with stairs added to the deck for easy access to the fully landscaped, fenced yard with a storage shed. This smoke-free, pet-free home is situated just steps away from Our Lady of Grace K-9 School! scenic walking pathways, shopping centers, restaurants, and playgrounds, offering the perfect balance of community, comfort, and accessibility. With easy access to major roads like Stoney, Deerfoot, and 144 Avenue NW, you™ll be well-connected to go anywhere you want to explore. Schedule your viewing today!

Built in 2013

**Essential Information**

MLS® #	A2228603
Price	\$779,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	47 Evansridge Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-1N

### Listing Details

Listing Office	eXp Realty
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