

# \$625,000 - 551 Evansborough Way Nw, Calgary

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MLS® #A2264052

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Step into this beautifully maintained gem, lovingly cared for by its owners. From the moment you arrive, youâ€™ll be greeted by great curb appeal with bright newly painted walls, open-concept main floor featuring 9-foot ceilings and beautiful flooring. The living room is bathed in natural light from the large windows which also give you a beautiful view of its huge backyard. The kitchen will steal your heart with its espresso cabinetry, white subway tile backsplash, granite countertops, and stainless-steel appliances. A peninsula island with a breakfast bar and lighting above adds both charm and functionality. Enjoy family meals in the bright dining area, complete with double glass doors leading out to a large deck overlooking your fully-fenced and spacious backyard.

Convenience meets comfort with main-floor laundry located in the mudroom, which connects to your double attached garage.

Upstairs, retreat to a spacious primary suite featuring a walk-in closet and a 4-piece ensuite bath. Two additional generous bedrooms and another 4-piece bath complete the upper level, perfect for a growing family!

The unfinished basement is ready for your personal touch, offering rough-in plumbing, a sump pump, and two large windows for future development.



This home is just a few doors from a playground, within walking distance to a Catholic elementary school, and a few minutes to shopping, parks, and major routes like Symons Valley and Stoney trail.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264052    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,304       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 551 Evansborough Way Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0M7                 |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                     |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, High Ceilings, No Animal Home, No |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)<br>Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener |
| Heating      | Forced Air, Natural Gas                                                                                                                                                                                          |
| Cooling      | Central Air                                                                                                                                                                                                      |
| Fireplaces   | None                                                                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                                                                              |
| Basement     | Full                                                                                                                                                                                                             |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Playground, Private Yard             |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Stone, Vinyl Siding                  |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-1N               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Regent Pointe Realty |
|----------------|----------------------|

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