

# \$774,998 - 128 Evansridge Circle Nw, Calgary

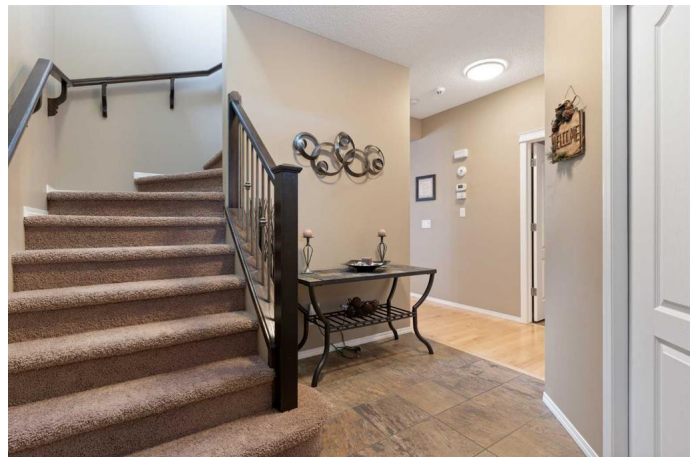
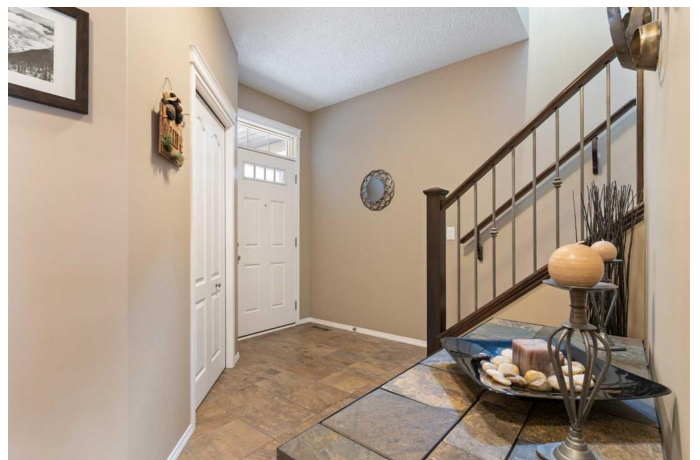
MLS® #A2217699

## \$774,998

3 Bedroom, 3.00 Bathroom, 2,129 sqft  
Residential on 0.12 Acres

Evanston, Calgary, Alberta

\*\*\*OPEN HOUSE, Saturday, May 17, 1:00pm-4:00pm\*\*\*Welcome to Evanston! Step into this meticulously maintained 3-bedroom, 2.5-bathroom home, thoughtfully designed for comfort, style, and functionality. Nestled on a rare pie-shaped lot, this home boasts an expansive backyard oasis featuring over 15 plants, 11 mature trees, and a beautiful stone fountain, creating a private and tranquil retreat rarely found in newer communities. Prime Location: Enjoy the convenience of living close to schools, shopping, walking paths, parks, amenities, bus stops, and major roadways—everything you need is just minutes away. Interior Features: Inviting gas fireplace, perfect for cozy nights in. Spacious kitchen with a central island—ideal for family gatherings and entertaining. 9-foot ceilings on both the main floor and basement. Upstairs layout includes 3 bedrooms, a bonus room, and the convenience of an upper laundry room. Soundproofed walls throughout the second floor for added peace and privacy. Upgraded finishings throughout the home. Ring doorbell camera and Hunter Douglas blinds. Jetted soaker tub in the primary ensuite. Kitchen & Appliances: Gas range for precision cooking. Newer fridge with built-in water dispenser, Newer dishwasher, Air conditioner and water softener included. Recent Major Updates: New siding and eavestrough, New 40-year shingles (upgraded roof), Newer hot water tank. Backyard Paradise: Large, private yard with



deck and stone patio, Outdoor electrical outlets throughout , Built-in BBQ gas line, Drip line irrigation under the deck for easy watering of potted plants , A variety of shrubs, bushes, and perennial flowers

Bonus: The unspoiled basement offers endless possibilities for development and includes three large windows, bringing in plenty of natural lightâ€”perfect for creating a bright and welcoming lower level to suit your lifestyle. This beautifully upgraded and perfectly located home is a true standout in Evanstonâ€”move-in ready and waiting for you. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 2013

### **Essential Information**

MLS® #	A2217699
Price	\$774,998
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,129
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	128 Evansridge Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
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