

\$539,800 - 136 Evansborough Way Nw, Calgary

MLS® #A2265265

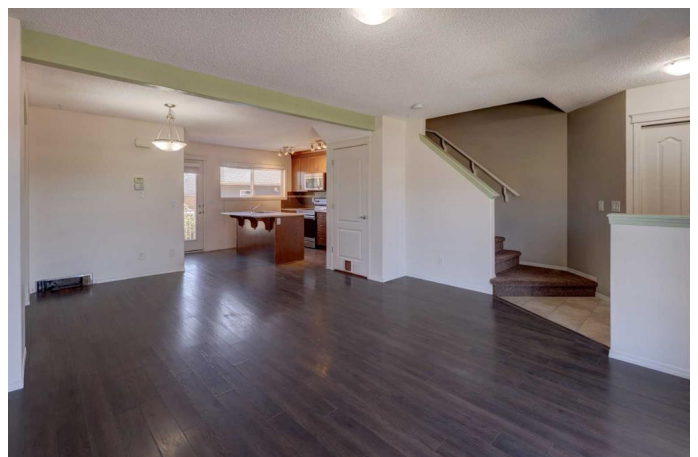
\$539,800

3 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

HOME SWEET HOME! This is the HANDYMAN SPECIAL with enormous potential you have been searching for offering incredible value in the heart of the sought-after NW community of Evanston! This excellent home with a BRAND NEW ROOF offers 3 bedrooms, 2.5 bathrooms, a contemporary open concept floor plan and a double detached garage. Heading inside you will find a modern, well planned layout with gleaming vinyl plank flooring. The main floor offers a 2 piece vanity bathroom, formal elegant dining area, an extremely spacious living room that's flooded in natural sunlight and the upgraded chef's kitchen with ceiling-height cabinetry, quartz countertops, quartz center island with an eating bar, pantry, and stainless steel appliances. Heading upstairs you will find 2 great-sized bedrooms, a fantastic 4 piece bathroom and the huge master retreat with a full 4 piece ensuite bathroom and a walk-in closet for your convenience. The unfinished basement offers a ton of storage and extra space for a growing family and is waiting for your special touch for future development. Outside, boasts a double detached garage with a fenced backyard with a large deck that's perfect for entertaining. This prime location is close to all major amenities including schools, public transportation, parks, many different shopping options, numerous pathways and quick access to Stony Trail and other major roadways! This is a rare and timely opportunity for savvy investors and home



buyers alike, book your private showing today!
The exterior siding will be repaired in the next few weeks.

Built in 2013

Essential Information

MLS® #	A2265265
Price	\$539,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,187
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Evansborough Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M5

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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