



**93 Evansford Circle NW  
Calgary, Alberta**

**MLS # A2301904**



**\$574,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

**Inclusions:** NA

Welcome Home! A beautifully renovated 2-storey home in the sought-after community of Evanston. The formal entrance leads to the spacious living room with an oversized window bringing in loads of natural light. The well-designed kitchen features quartz countertops, stainless steel appliances, a corner pantry, and a central island overlooking the dining area—perfect for everyday living and entertaining. Sliding doors lead to a private backyard with a deck, ideal for summer gatherings. Upstairs features three bedrooms, including a primary suite with a private ensuite and coffered ceilings. The 4pc bathroom completes the upper level. The partially finished basement adds extra living space with a rec room, a fourth bedroom, and a roughed-in bathroom ready for future development. An oversized double detached garage plus additional rear/ alley parking add to the home’s appeal. Located close to parks, schools, and amenities, this is a fantastic opportunity in a family-friendly neighbourhood—book your showing today.