



**52 Evansford Road NW
Calgary, Alberta**

MLS # A2303823



\$565,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Gravel Driveway, None, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gentle Sloping, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Cabinet in basement, Cabinet by back door

Welcome to this fantastic opportunity to own a detached home in the sought-after community of Evanston—an ideal choice for first-time buyers looking for space, functionality, and exceptional value. Offering 3 bedrooms, 2 full bathrooms, and 2 half bathrooms, this home delivers a smart and practical layout designed for everyday living. The main floor features an open-concept design that connects the kitchen, dining, and living areas, creating a comfortable space to relax or host friends and family. At the front of the home, a versatile flex room works perfectly as a home office, playroom, or study area—an added bonus for growing families or those working from home. Stay cool and comfortable all summer long with the added benefit of central air conditioning. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with its own private ensuite, along with a full bathroom for the secondary bedrooms. The fully developed basement adds even more usable space, complete with a large recreation area and a convenient half bathroom—perfect for a media room, home gym, or kids’ play space. Evanston is a popular NW Calgary community known for its family-friendly atmosphere and excellent amenities. Residents enjoy access to numerous parks, playgrounds, and scenic walking paths, along with nearby schools and convenient shopping options in Evanston Towne Centre and surrounding areas. With quick access to Stoney Trail and major routes, commuting across the city is simple and efficient. If you’ve been waiting for an affordable detached home in a great location, this is one you won’t want to miss.