



**71 Evansfield Rise NW
Calgary, Alberta**

MLS # A2306905



\$879,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,266 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Level, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric Range (Basement), Microwave Hood-Fan (Basement), Dishwasher (Basement), Refrigerator (Basement), Refrigerator (Basement)

LEGAL BASEMENT SUITE | BACKING ONTO GREEN SPACE | WEST-FACING BACKYARD Welcome to 71 Evansfield Rise NW—an original-owner home combining income potential, privacy, and a highly functional layout. Situated on a 35’ lot with no rear neighbours, this property backs directly onto green space and enjoys a sunny west-facing backyard with open views. The main floor features a bright, well-designed layout with a spacious living area and a chef-inspired kitchen with a large island, gas cooktop, ample cabinetry, and corner pantry. The dining area is filled with natural light from west-facing windows. Upstairs offers a generous bonus room, upper laundry, and a dedicated workspace—ideal for modern living. Three well-sized bedrooms include a primary suite with a 5-piece ensuite. The fully developed LEGAL basement suite (approx. \$110K+ investment) includes a full kitchen, separate laundry, and a spacious bedroom—ideal for rental income or extended family use. Additional highlights include an oversized heated garage, central A/C, two furnaces, upgraded attic insulation (R60), water softener system, and two sets of appliances. Roof and siding updates (2024) reduce near-term maintenance. Located in a quiet Evanston pocket, walking distance to schools, parks, and amenities. Book your private showing before availability tightens.