



**169 Evanscreek Court NW
Calgary, Alberta**

MLS # A2325390



\$794,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained custom-built two-storey home in the sought-after community of Evanston. Offering over 3,000 sqft. of developed living space and a ****legal walk-out basement suite****, this property is an exceptional opportunity for homeowners and investors alike. The bright open-concept main floor features a spacious living room, dining area, and a well-appointed kitchen with a large island, abundant cabinetry, and plenty of natural light. Upstairs offers a generous bonus room, three spacious bedrooms, and a luxurious primary suite with a walk-in closet and ensuite. All bathroom quartz countertops, sinks, and faucets were updated in 2024. The LEGAL walk-out basement suite, approved by the City, offers excellent flexibility for rental income or multigenerational living. Both the upper level and basement have been successfully operated as Airbnb accommodations, demonstrating outstanding income potential. Additional sound insulation has been installed in the basement to enhance comfort and privacy. Recent upgrades include a ****new roof (2026)****, ****central air conditioning (2024)****, updated bathrooms, and added basement sound insulation. The ****south-facing backyard**** provides abundant sunshine throughout the day, while the home has been meticulously maintained and is truly move-in ready. Conveniently located near schools, parks, shopping, and major roadways, this home offers the perfect combination of comfortable family living and proven investment potential. Book your private showing today!