

# \$774,998 - 128 Evansridge Circle Nw, Calgary

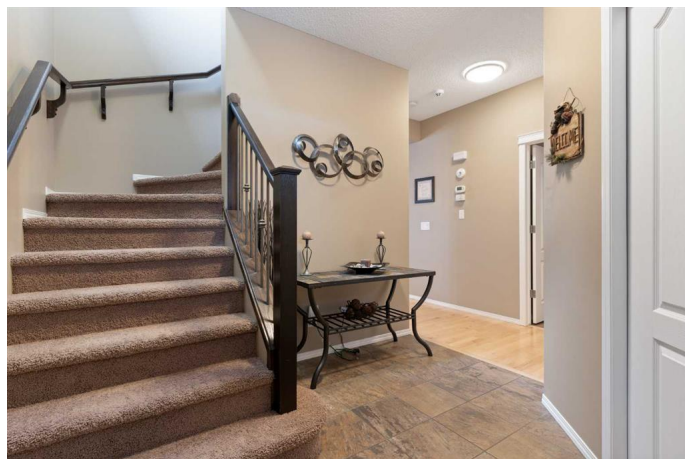
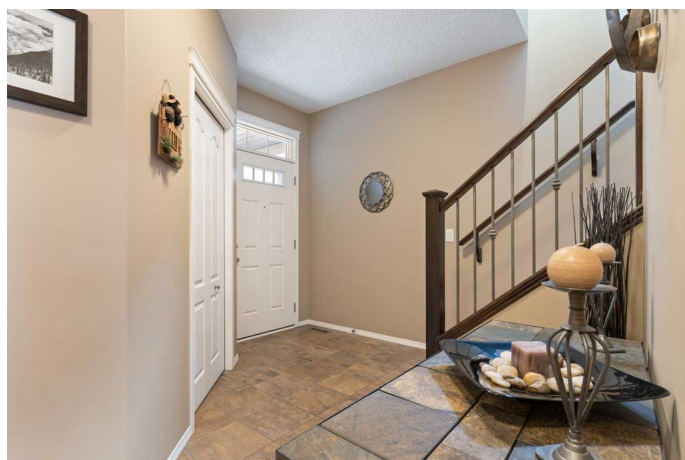
MLS® #A2217699

## \$774,998

3 Bedroom, 3.00 Bathroom, 2,129 sqft  
Residential on 0.12 Acres

Evanston, Calgary, Alberta

Welcome to Evanston! Step into this meticulously maintained 3-bedroom, 2.5-bathroom home, thoughtfully designed for comfort, style, and functionality. Nestled on a rare pie-shaped lot, this home boasts an expansive backyard oasis featuring over 15 plants, 11 mature trees, and a beautiful stone fountain, creating a private and tranquil retreat rarely found in newer communities. Prime Location: Enjoy the convenience of living close to schools, shopping, walking paths, parks, amenities, bus stops, and major roadways—everything you need is just minutes away. Interior Features: Inviting gas fireplace, perfect for cozy nights in. Spacious kitchen with a central island—ideal for family gatherings and entertaining. 9-foot ceilings on both the main floor and basement. Upstairs layout includes 3 bedrooms, a bonus room, and the convenience of an upper laundry room. Soundproofed walls throughout the second floor for added peace and privacy. Upgraded finishings throughout the home. Ring doorbell camera and Hunter Douglas blinds. Jetted soaker tub in the primary ensuite. Kitchen & Appliances: Gas range for precision cooking. Newer fridge with built-in water dispenser, Newer dishwasher, Air conditioner and water softener included. Recent Major Updates: New siding and eavestrough, New 40-year shingles (upgraded roof), Newer hot water tank. Backyard Paradise: Large, private yard with deck and stone patio, Outdoor electrical



outlets throughout , Built-in BBQ gas line, Drip line irrigation under the deck for easy watering of potted plants , A variety of shrubs, bushes, and perennial flowers

Bonus: The unspoiled basement offers endless possibilities for development and includes three large windows, bringing in plenty of natural lightâ€”perfect for creating a bright and welcoming lower level to suit your lifestyle. This beautifully upgraded and perfectly located home is a true standout in Evanstonâ€”move-in ready and waiting for you. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217699    |
| Price          | \$774,998   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,129       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 128 Evansridge Circle Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0J1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air                                                                                                         |
| Cooling           | Central Air                                                                                                        |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Unfinished                                                                                                   |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden                                                             |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Concrete, Wood Frame                                               |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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