

\$549,000 - 26 Evansbrooke Manor Nw, Calgary

MLS® #A2248314

\$549,000

3 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

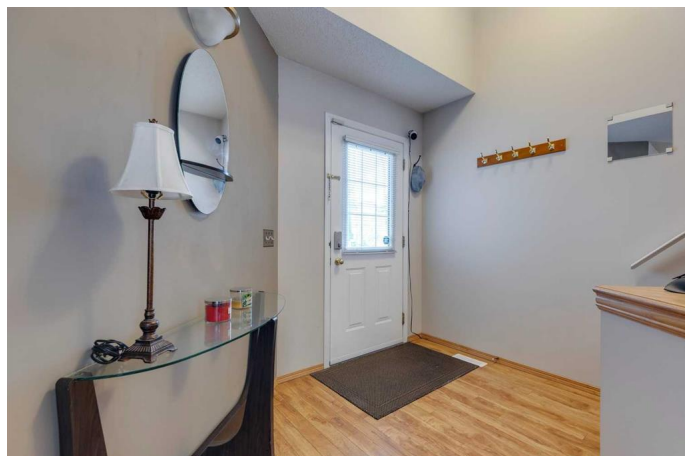
Discover your dream home in the heart of Evanston—a vibrant, family-oriented community known for its scenic green spaces, excellent schools, and welcoming atmosphere. Nestled on a quiet cul-de-sac, this beautifully maintained property offers a perfect blend of modern upgrades, thoughtful design, and everyday convenience. As you enter the home, you™ll notice the open concept kitchen and living area, complete with a fireplace. As you move upstairs, you will find a spacious master bedroom, two additional bedrooms, and a full bath. The basement is undeveloped with a rough in for a full bathroom, allowing you to put your own personal touch to your new home.

Key Features & Upgrades

- New Roof & Siding Installed November 2024 for years of worry-free living
- Freshly Painted Interior Bright, neutral tones to suit any style
- Spacious Master Bedroom with 3 piece bedroom set included.
- Unfinished Basement including rough in for a full bathroom.
- Hot Water Tank (2022) Energy-efficient and reliable

Included High-End Appliances

- Whirlpool French Door Fridge & Panasonic Microwave (2021)
- Kenmore HE Front Load Washer & Dryer



â€¢ Samsung TV in secondary bedroom

â€¢ Maytag Dishwasher

â€¢ Frigidaire Electric Stove/Oven

Outdoor Living

â€¢ Large, Fenced Private Yard â€“ Complete with deck and patio furniture for summer entertaining

â€¢ Storage Shed â€“ Ideal for tools, bikes, and seasonal items

â€¢ Hard-Wired 8-Camera CCTV System â€“ Enhanced security and peace of mind

â€¢ 2-Car Garage + Driveway Parking for 2 â€“ Ample space for family and guests

Community Highlights

â€¢ Top-Rated Schools Nearby â€“ Including Kenneth D. Taylor School

â€¢ Pathways & Parks â€“ 6.3 km of scenic walking trails, playgrounds, and sports fields

â€¢ Shopping & Dining â€“ Evanston Towne Centre, Creekside Shopping Centre, Crossiron mills, and local shops within minutes

â€¢ Wellness & Fitness â€“ Gyms, yoga studios, and dance centers close by

â€¢ Easy Commuting â€“ Quick access to Stoney Trail, Deerfoot Trail, and reliable transit

â€¢ Year-round family friendly events organized by the community

â€¢ A new 18 lane bowling alley nearby along with state-of-the-art arcade

This home offers more than just a place to liveâ€”itâ€™s a lifestyle. With its recent upgrades, versatile living spaces, and prime location, itâ€™s move-in ready for its next owners to create lasting memories. Don't wait, book your showing today.

Built in 2003

Essential Information

MLS® #	A2248314
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,319
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	26 Evansbrooke Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	Real Broker
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