

# \$769,800 - 51 Evansridge Crescent Nw, Calgary

MLS® #A2207374

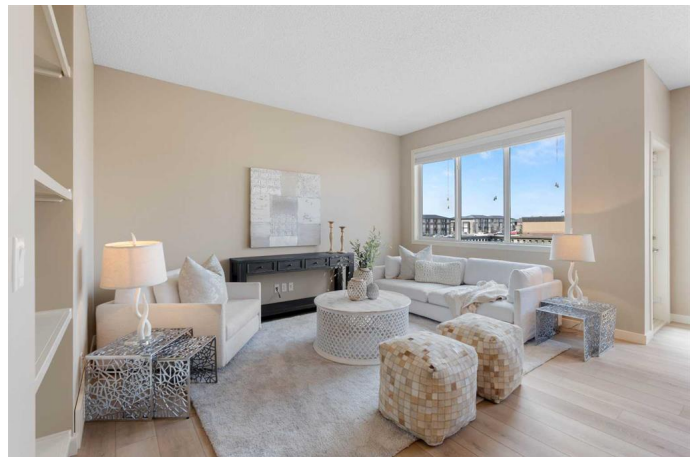
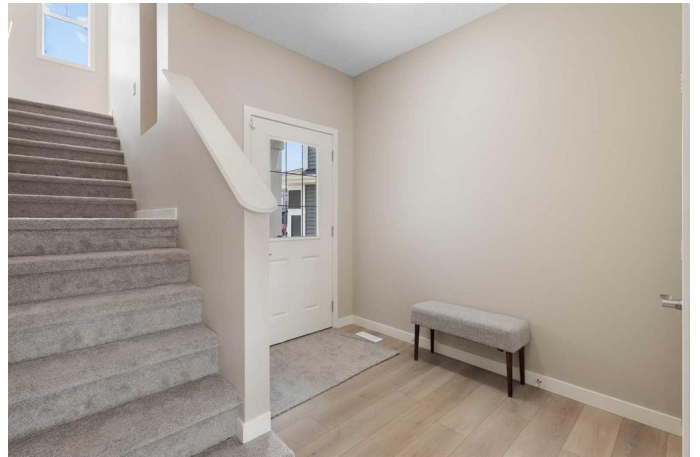
**\$769,800**

4 Bedroom, 4.00 Bathroom, 1,803 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

From the moment you step inside, youâ€™ll fall in love with this bright and inviting home! Featuring an open floor plan, the spacious living room seamlessly flows into the kitchen and dining area, all overlooking the schoolyardâ€”a perfect spot to watch your kids head off to school or play at the nearby playground. Updated L-shaped kitchen with NEW cabinet doors, granite island, pantry closet, and timeless backsplash is great for those family gatherings. Brand-new stainless-steel appliances. Convenient laundry/mudroom located by the garage entrance and Tucked-away half bath for added privacy. Bonus room over the garage with high ceilings; ideal as a second living space. Spacious primary Bedroom with two closets (walk-in for her, separate for him) 5-piece ensuite with soaking tub, separate shower, and double vanity. Two generously sized kidsâ€™ bedrooms with a shared full bathroom and Large linen closet for extra storage. Builder-finished walk-up illegal suite (Jayman Built)â€”perfect for a nanny, in-law space, or home office Open-concept living/dining/kitchen area 1 bedroom + full bathroom with laundry hookup. New fridge & stove in the basement kitchen. This home also features a double attached garage, is just steps from shopping & walking paths, and offers an incredible location backing onto a green space. Freshly painted interior and professionally cleaned. Donâ€™t miss outâ€”schedule your showing before itâ€™s



gone!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207374    |
| Price          | \$769,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,803       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 51 Evansridge Crescent Nw |
| Subdivision | Evanston                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3P 0J2                   |

### Amenities

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

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer                                                                  |
| Heating           | High Efficiency, Forced Air                                                                                                                                                 |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Cooling      | None                                                    |
| Has Basement | Yes                                                     |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Playground, Private Entrance                |
| Lot Description   | Backs on to Park/Green Space, Irregular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 42              |
| Zoning         | R-G             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Premiere Realty Direct |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.