# \$649,900 - 159 Evansdale Common Nw, Calgary

MLS® #A2241722

### \$649,900

3 Bedroom, 3.00 Bathroom, 1,943 sqft Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to the thoughtfully designed Williamsburg 2 by Broadview Homesâ€"where style, comfort, and convenience come together. This well-maintained home features 9' knock-down ceilings on the main floor, creating an open and inviting atmosphere. The spacious great room includes a cozy gas fireplace, while the well-appointed kitchen is equipped with granite countertops, a walk-in pantry, central island with raised eating bar, and a bright dining nook with direct access to the backyard. Step outside to enjoy the large rear deck, perfect for summer barbecues or relaxing evenings. The home also includes central air conditioning, keeping you cool and comfortable all season long. Upstairs, the home offers a versatile bonus room, a 4-piece main bath, and three generously sized bedrooms. The primary suite is a private retreat, featuring a walk-in closet and a spa-inspired ensuite complete with a soaker tub. Additional upgrades include new impact-resistant shingles, freshly painted throughout with neutral color tones, underground sprinklers, and rear lane access. This home is ideally situated near several top-rated schools, including Kenneth D. Taylor School, Our Lady of Grace School, Panorama Hills School, and William Aberhart High School, making it perfect for families. Located in the desirable community of Evanston, residents will enjoy convenient access to Evanston Towne Centre with its variety of shopping and dining options, as well as







excellent recreation opportunities such as hockey rinks, an aquatic centre, public library, and indoor sports facilities. The neighborhood also features scenic walking trails and tranquil pond areas, creating a perfect blend of suburban peace and active family living.

#### Built in 2011

#### **Essential Information**

MLS® # A2241722 Price \$649,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,943
Acres 0.10
Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 159 Evansdale Common Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0E1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating High Efficiency, Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot,

Landscaped, Lawn, Level, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 21st, 2025

Days on Market 103 Zoning R-G

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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