

# \$604,900 - 157 Evansdale Landing Nw, Calgary

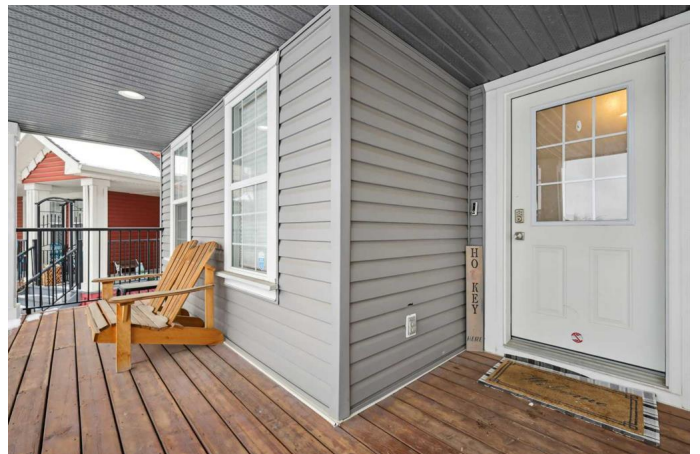
MLS® #A2207591

**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,309 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

A BEAUTIFUL HOME IN A MARVELOUS LOCATION offering VIEWS from a welcoming FRONT PORCH where watching the sunrise and sunset makes it your happy place! Inside, a generous entrance welcomes your guests into a bright living space with beautiful windows framing the lovely view of the city and pond down below. Enter into your expansive kitchen with loads of cabinet and counter space, corner pantry and updated appliances. A very spacious DINING ROOM offers plenty of room for a large table for family meals and entertaining. Exit the glass sliding doors to your expansive back yard, fully fenced for privacy where you can enjoy your patio for bbq's with the convenience of a gas line hookup! Keep your vehicles safe and secure in your detached DOUBLE GARAGE with extra shelving for tools, tires and sports equipment! The 1/2 bath and LAUNDRY ROOM complete the Main Level. Upstairs offers an incredible layout featuring 3 large bedrooms with ample windows for natural light, good closet space and a 4 PIECE MAIN BATH. The PRIMARY BEDROOM with a beautiful view is a great size and easily houses a KING SIZE BED and night stands without being too crowded. Enjoy a comfortable 3 PIECE ENSUITE to unwind and relax after your work day. The LOWER LEVEL is awaiting your creativity with with a wide open space ready for an extra bedroom, media room or whatever the needs of your family may be. There is plenty of room to create.



The huge backyard is your true OASIS where family fun and al fresco dining and entertaining take place and summer memories are made. This home has an amazing floorplan with the spaces feeling comfortable and sizable for a family. Conveniently located close to schools, parks, public transportation, shopping and all levels of amenities and major roadways for ease in and out of the city. COME SEE....

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207591    |
| Price          | \$604,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,309       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 157 Evansdale Landing Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0C7                  |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Enclosed |

# of Garages 2

### **Interior**

Interior Features Bathroom Rough-in, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning R-G

### **Listing Details**

Listing Office CIR Realty

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