244 Evansdale Way NW

Calgary | Active | MLS® A2357383

$545,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**1,338.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome home to this beautifully updated and well-maintained property, perfectly situated on a TRADITIONAL LOT. Offering 3 bedrooms and 2.5 bathrooms, this move-in-ready home has plenty to offer! Step inside and appreciate the FRESH PAINT, NEW FLOORING on the main level, and a bright, welcoming atmosphere. The kitchen has been tastefully refreshed with NEW COUNTERTOPS and BRAND-NEW appliances, creating a stylish and inviting space for everyday living, cooking, and entertaining. This home also features several significant exterior improvements, including a NEW ROOF (class 4 shingles), NEW HARDIE BOARD SIDING, and NEW WINDOWS at the rear of the house. Hardie Board is a premium fibre cement siding known for its exceptional durability, as well as its low-maintenance qualities. These valuable improvements not only enhance the home's curb appeal but also offer long-term protection and peace of mind for years to come. The traditional lot provides a spacious backyard with plenty of room to relax, entertain, garden, or create your own outdoor retreat. There's also space for a FUTURE double detached garage. Location is another wonderful highlight! Enjoy an easy walk to the beautiful ponds, nearby schools, parks, scenic walking paths, shopping, everyday amenities, and public transit, with a bus stop conveniently close by. Surrounded by amazing, friendly neighbours and a warm, welcoming community, this is the kind of neighbourhood where you'll feel right at home. Whether you enjoy peaceful walks around the ponds, spending time outdoors, or having everything you need within easy reach, this location has so much to offer. With so many major updates already completed, you can simply move in, unpack, and start enjoying your new home without the worry of tackling immediate renovations. The unspoiled basement is a blank canvas, ready for your creativity and personal touch. Whether you envision a cozy family room, home gym, entertainment space, or additional living area, the possibilities are endless! Lovingly maintained, beautifully updated, and ready for its next chapter, this wonderful property is a place you'll be proud to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357383
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,338.44 sq. ft.
Acreage:	No
Lot Area:	3,100 sq. ft.
Lot Frontage:	27'7"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0811467
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Restrictive Covenant
Main Floor	Dining Room · 11'7" × 8'7" ·
Main Floor	Kitchen · 11'11" × 10'6" ·
Main Floor	Living Room · 13'9" × 13'1" ·
Main Floor	Pantry · 3'11" × 3'8" ·
Upper Level	Bedroom · 12' × 9'5" ·
Upper Level	Bedroom · 12' × 10'8" ·
Upper Level	Bedroom - Primary · 13'10" × 12'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan, Pantry
Exterior Features:	None

Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/244-evansdale-way-nw-calgary-a2357383/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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