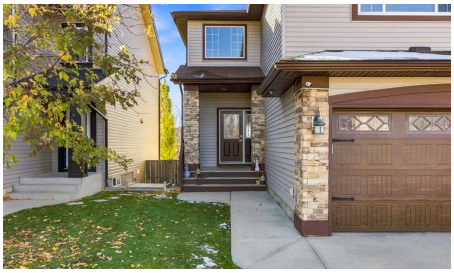
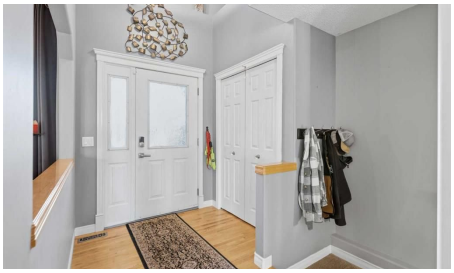
31 Evansmeade Crescent NW

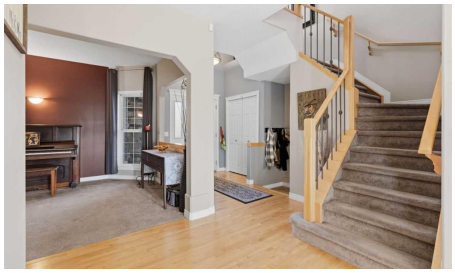
Calgary | Active | MLS® A2351841

$695,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2004**	**2,214.37 sq. ft.**

Your next move starts with a conversation.

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Listed by Greater Calgary Real Estate

A closer look

Proudly offered by the original owners, this exceptionally maintained home in desirable Evanston features over 3,000 sq. ft. of developed living space, a functional, family-friendly layout, and extensive outdoor living areas. The main floor offers an open-concept design with hardwood flooring, a fireplace, a spacious kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a large island and corner pantry, plus a bright dining nook with access to the UPPER DECK WITH RETRACTABLE AWNING. A versatile office or formal dining room, two-piece powder room, and main-floor laundry complete this level. Upstairs features a spacious BONUS ROOM, a primary bedroom with a WALK-IN CLOSET and a 5-piece ensuite with a JETTED TUB and separate shower, two additional bedrooms, and a four-piece bathroom. The fully developed WALKOUT BASEMENT adds a large recreation room, games area, and full bathroom, with potential for a fourth bedroom. Enjoy the private, fully fenced backyard with mature trees, landscaped gardens, BUILT-IN PLANTERS, an expansive partially COVERED DECK, ideal for relaxing and entertaining.

Additional highlights include a HEATED DOUBLE ATTACHED GARAGE, MAIN AND UPPER FLOOR SPEAKER SYSTEM, NEW FURNACE AND HOT WATER TANK (2023), and UPGRADED ROOF AND NEW SIDING (2024). A Telus-compatible EXTERIOR CAMERA AND DOORBELL SYSTEM is also available.

Conveniently located near schools, parks, Evanston Pond, walking trails, shopping, restaurants, community amenities, and express transit to downtown.

A beautifully maintained home offering generous living space, valuable upgrades, and exceptional indoor-outdoor living in a sought-after family community! Residents can also enjoy the Evanston Community Park with picnic tables, a large communal fire pit, winter skating, and community gardens in the summer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351841
Bedrooms	3
Bathrooms	4
Year Built	2004
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:	2,214.37 sq. ft.
Main Level Finished Area:	977.46 sq. ft.
Upper Level Finished Area:	1,236.91 sq. ft.
Below Grade Finished Area:	855.05 sq. ft.
Acreage:	No
Lot Area:	4,165 sq. ft.
Lot Frontage:	36'2"
Lot Details:	35.2 X 11.02 meters
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0214372
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Central Air Conditioner
Inclusions:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, All window coverings, 2 Rainbarrels
Restrictions:	None Known
Main Floor	Kitchen · 13'3" × 12'8" ·
Main Floor	Living Room · 15'6" × 14'4" ·
Main Floor	Dining Room · 11'6" × 9'3" ·
Main Floor	Office · 11'5" × 10'6" ·
Main Floor	Foyer · 8'10" × 6'1" ·

Main Floor	Laundry · 10'8" × 7'2" ·
Upper Level	Bonus Room · 18' × 16'2" ·
Upper Level	Bedroom - Primary · 16'1" × 15'1" ·
Upper Level	Bedroom · 13'9" × 10' ·
Upper Level	Bedroom · 11'6" × 9'1" ·
Basement	Game Room · 36'7" × 25'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Balcony, Private Yard, Rain Barrel/Cistern(s)
Patio And Porch Features:	Balcony(s), Deck, Front Porch
Lot Features:	Back Yard, Front Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-evansmeade-crescent-nw-calgary-a2351841/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.