47 Evansford Circle NW

Calgary | Active | MLS® A2357174

$599,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2006**	**1,331.1 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Canyon Creek

A closer look

WELCOME TO 47 EVANSFORD CIRCLE NW, WHERE STYLE, COMFORT & EXCEPTIONAL LIVING COME TOGETHER! Discover this beautifully appointed, fully developed 2-storey home in the highly desirable community of Evanston, offering the perfect combination of modern elegance, thoughtful design, and everyday functionality. Boasting " 4 BEDROOMS " + 3.5 BATHROOMS, and approximately 1,866 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE, this remarkable property has everything you've been looking for! From the moment you arrive, you'll be welcomed by an inviting FRONT PORCH, the perfect place to enjoy your morning coffee or unwind after a long day. Step inside and experience a bright, spacious, and beautifully designed open-concept main floor featuring stylish luxury vinyl plank flooring, a warm and inviting living room with a GAS FIREPLACE and BUILT-IN SHELVING, and an effortless flow between the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The kitchen is truly the heart of this home, showcasing a functional CENTRE ISLAND, STAINLESS STEEL APPLIANCES, Generous cabinetry, and a welcoming dining area overlooking the backyard. Large south-facing rear windows invite an abundance of natural light, creating a bright and cheerful atmosphere throughout. For added convenience, the main floor also features a dedicated LAUNDRY ROOM, a 2-piece powder room, and a practical rear mudroom with built-in storage. And when Calgary's summer temperatures rise, you'll appreciate the comfort of CENTRAL AIR CONDITIONING! Upstairs, retreat to your spacious PRIMARY BEDROOM, complete with a walk-in closet and a private 4-PIECE ENSUITE. Two additional generously sized bedrooms, each featuring its own walk-in closet, and another full 4-piece bathroom complete the upper level, providing comfort and privacy for everyone. The FULLY DEVELOPED BASEMENT takes this home to another level! Featuring a spacious recreation and entertainment area, a FOURTH BEDROOM, and an additional 3-PIECE BATH, this versatile lower level is ideal for overnight guests, a home office, movie nights, or a private retreat. With approximately 535 SQ. FT. OF FINISHED BASEMENT SPACE, there's plenty of room to relax, work, and enjoy. Step outside and discover your own private outdoor escape! The landscaped backyard features a SPACIOUS REAR DECK, perfect for summer barbecues, outdoor dining, and entertaining. Completing this impressive property is an INSULATED DOUBLE DETACHED GARAGE, providing secure parking and additional storage. Additional highlights include a NEWER FURNACE and the convenience of a fully finished basement. You'll enjoy convenient access to schools, parks, playgrounds, scenic walking pathways, shopping, restaurants, and everyday amenities. With excellent connectivity to major roadways, commuting throughout Calgary or heading west for a mountain getaway is a breeze. THIS IS A PLACE TO CALL HOME !!! BOOK YOUR PRIVATE SHOWING TODAY AND EXPERIENCE EVERYTHING THIS BEAUTIFUL EVANSTON HOME HAS TO OFFER !!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357174
Bedrooms	4
Bathrooms	4
Year Built	2006

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:	1,331.1 sq. ft.
Main Level Finished Area:	672.6 sq. ft.
Below Grade Finished Area:	535 sq. ft.
Acreage:	No
Lot Area:	3,272 sq. ft.
Lot Frontage:	30'3"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0711745
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, See Remarks
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 6'10" × 5'7" ·
Main Floor	Living Room · 18'6" × 11'5" ·
Main Floor	Mud Room · 5'1" × 5' ·

Main Floor	Dining Room · 9'7" × 8'11" ·
Main Floor	Kitchen With Eating Area · 14' × 12'11" ·
Main Floor	Laundry · 5'4" × 5'3" ·
2nd Floor	Bedroom - Primary · 12'10" × 11'1" ·
2nd Floor	Walk-In Closet · 7'6" × 5'4" ·
2nd Floor	Bedroom · 10'5" × 9'4" ·
2nd Floor	Walk-In Closet · 4'10" × 3'8" ·
2nd Floor	Bedroom · 11'4" × 9'3" ·
2nd Floor	Walk-In Closet · 4'10" × 3'10" ·
Basement	Furnace/Utility Room · 8'9" × 7'9" ·
Basement	Bedroom · 11'11" × 9'11" ·
Basement	Flex Space · 17'11" × 14'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Garden, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Balcony(s), Deck, Terrace
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-evansford-circle-nw-calgary-a2357174/

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