52 Evansborough Way NW

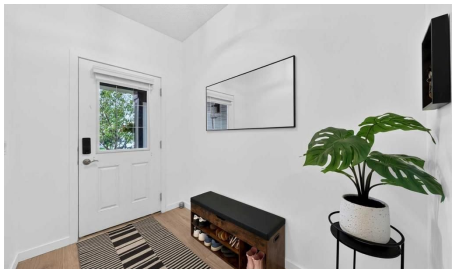
Calgary | Active | MLS® A2347459

$575,000









Bedrooms	Bathrooms	Year Built	Living area
4	3	2013	1,644.76 sq. ft.

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Listed by CIR Realty

A closer look

This gorgeous family home welcomes you in as you walk up the front stairs! Updated inside and out this home delivers the space, style and location you are looking for. Just one block from Our Lady of Grace, a K-9 Catholic School, with a large park and greenspace directly to the west, this 1,645 sq. ft. two-storey home offers an exceptional combination of comfort, functionality and convenience. Step inside to a bright, open-concept main floor with impressive high ceilings and a fantastic flow between the living, dining and kitchen areas-a layout that feels spacious and works beautifully for both everyday family life and entertaining. The main floor has been refreshed with new flooring, fresh paint and updated lighting, and in the kitchen enjoy gorgeous new countertops, backsplash and appliances. All bathrooms throughout the home have also been refreshed with new countertops and flooring, creating a cohesive, updated feel. A convenient powder room completes the main floor. Upstairs, you'll find three bedrooms plus a spacious family room, giving everyone room to relax, work or play. The primary bedroom features a walk-through closet leading to a private ensuite, while two additional bedrooms share a full bathroom. The partially finished basement adds valuable flexibility with a fourth bedroom, laundry area and bathroom rough-in, the rest of the space is ready for your ideas with lots of potential! Outside the home has received a complete exterior refresh, apart from the roof, giving it a fresh, updated look. Enjoy the single attached garage and large parking pad out front. In the backyard there is a patio area and small deck off the rear entrance with room for the BBQ-perfect for enjoying the outdoors without a lot of maintenance. Back-alley access and an additional parking space provide extra off-street parking. The location is ideal for families and first-time buyers, with a school, park and greenspace just steps away, pathways nearby, and shopping and everyday amenities close at hand. Move-in ready, thoughtfully updated and exceptionally well located-come see why this Evanston home deserves a spot at the top of your list!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347459
Bedrooms	4
Bathrooms	3
Year Built	2013
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:	1,644.76 sq. ft.
Acreage:	No
Lot Area:	2,798 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1212733
Heating:	Central, Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Lower Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 12'5" × 12'3" ·
Main Floor	Kitchen · 19'8" × 6'6" ·
Main Floor	Dining Room · 13'5" × 6'9" ·
Main Floor	Foyer · 9'1" × 5'8" ·
2nd Floor	Family Room · 14' × 13' ·
2nd Floor	Bedroom - Primary · 12'10" × 12'8" ·
2nd Floor	Bedroom · 14'1" × 10' ·
2nd Floor	Bedroom · 13'2" × 9'3" ·
2nd Floor	Walk-In Closet · 7'3" × 5'7" ·

Basement	Bedroom · 11'11" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting, Zero Lot Line
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-evansborough-way-nw-calgary-a2347459/

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