71 Evansford Circle NW

Calgary | Active | MLS® A2345027

$549,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2007**	**1,365.2 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage METRO

A closer look

CORNER LOT, NO CITY SIDEWALK, SOUTHWEST FACING BACKYARD, DOUBLE DETACHED GARAGE, EASY ACCESS TO STONEY TRAIL.
Welcome to 71 Evansford Circle NW, a well-maintained home ideally situated on a corner lot in the desirable community of Evanston. With easy access to Stoney Trail, and is close to everyday amenities, schools, parks, and shopping.
The main floor features luxury vinyl plank flooring and offers a functional layout with a comfortable living room highlighted by a gas fireplace, a dining area, and a Well-designed kitchen with a separate island, breakfast nook, and stainless steel appliances. From the breakfast nook, door lead directly to the southwest-facing backyard. A convenient half bathroom and main-floor laundry complete this level.
Upstairs, the primary bedroom features a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom.
The unfinished basement offers excellent potential for future development, allowing you to create additional living space according to your needs.
Outside, enjoy a fully fenced backyard, plenty of room for a deck or patio, and a double detached garage. The corner lot provides additional outdoor space, and the property has no city sidewalk.
A great opportunity to own a comfortable family home in Evanston.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345027
Bedrooms	3
Bathrooms	3
Year Built	2007
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:	1,365.2 sq. ft.
Main Level Finished Area:	1,365.2 sq. ft.
Acreage:	No
Lot Area:	4,154 sq. ft.
Lot Frontage:	52'10½"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
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:	0711745
Heating:	Fireplace(s), Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl

Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known, Utility Right Of Way
Main Floor	Dining Room · 11'1" × 8'11" ·
Main Floor	Kitchen · 11'3" × 9'11" ·
Main Floor	Pantry · 3'9" × 3'9" ·
Main Floor	Living Room · 20'8" × 12'6" ·
Main Floor	Entrance · 6'9" × 3'9" ·
Main Floor	Porch - Enclosed · 19'11" × 5'1" ·
Upper Level	Bedroom - Primary · 12'5" × 7'8" ·
Upper Level	Walk-In Closet · 4'6" × 3'7" ·
Upper Level	Bedroom · 9'8" × 9'2" ·
Upper Level	Bedroom · 11'6" × 8'11" ·
Basement	Other · 33'4" × 17'10" ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Laminate Counters, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Few Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/71-evansford-circle-nw-calgary-a2345027/

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