85 Evansmeade Close NW

Calgary | Active | MLS® A2356213

$439,500









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**2004**	**806.35 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Yes, you can still buy a detached home in Northwest Calgary for under $440,000, with no condo fees! Welcome to 85 Evansmeade Close NW, a charming detached bi-level offering an affordable opportunity without the compromises (or fees) of condo living. Featuring 2+1 bedrooms, vaulted main-floor ceilings and a ton of natural light, this home is comfortable and functional with room to grow. The main floor is perfectly set up for entertaining with an open concept floorplan, well-proportioned dining area and fully equipped kitchen. Down the hall the primary bedroom easily accommodates your furnishing and features a custom-built walk-in closet, cheater ensuite and access to the deck and backyard. The partially finished basement features the 3rd bedroom, bathroom rough-in, four good-sized windows and nearly 700 sq. ft. of potential additional living space to accommodate your needs and lifestyle. Situated on a quiet close with a southerly exposed backyard, the property offers outdoor space to relax, entertain or enjoy a little sunshine. Recent improvements include new shingles and a new deck in 2026. Evanston is a family-oriented community in Northwest Calgary. Residents enjoy easy access to shopping, restaurants and major arteries including Shagannappi, Stoney and Sarcee Trails, 14th Street and Symons Valley Parkway along with many parks, playgrounds and walking paths throughout the community including PTAH Playground which features kids play area, basketball court and picnic area

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356213
Bedrooms	3
Bathrooms	1
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:	Bi-Level

Total Living Area:	806.35 sq. ft.
Main Level Finished Area:	806.35 sq. ft.
Acreage:	No
Lot Area:	3,347 sq. ft.
Lot Frontage:	29'10"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	0311682
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
Builder:	Broadview Homes
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Electric Stove, Range Hood, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 9' × 9' ·
Main Floor	Living Room · 10'9" × 10'2" ·
Main Floor	Dining Room · 10'6" × 10' ·
Main Floor	Bedroom - Primary · 14'2" × 11'7" ·
Main Floor	Bedroom · 10'4" × 8'10" ·
Basement	Bedroom · 9'10" × 9'3" ·
Basement	Furnace/Utility Room · 12'2" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, No Animal Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/85-evansmeade-close-nw-calgary-a2356213/

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

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