

\$689,900 - 253 Evansmeade Circle Nw, Calgary

MLS® #A2225450

\$689,900

4 Bedroom, 3.00 Bathroom, 1,664 sqft
Residential on 0.10 Acres

Evanston, Calgary, Alberta

* Open House SATURDAY, MAY 31 1-4 PM *

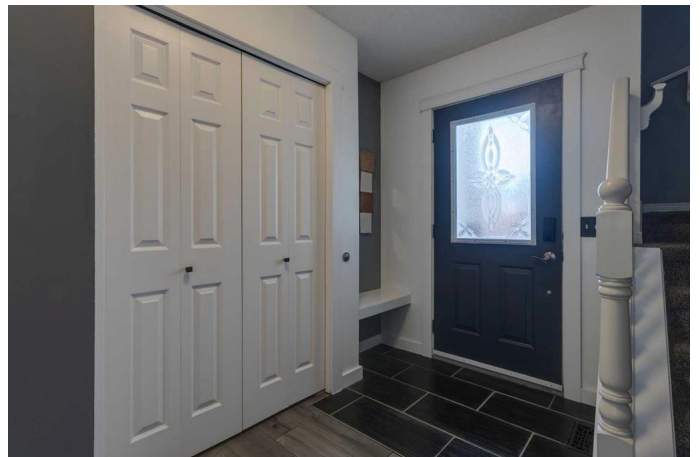
SEE VIDEO * Welcome to this beautifully updated, move-in-ready home offering 2238 sq ft of thoughtfully designed living space, located on a quiet street just steps from parks, a pond, and scenic walking trails.

As you enter, youâ€™re greeted by gleaming floors and an abundance of natural light. The main floor features a bright and open layout, including an inviting kitchen outfitted with granite countertops, custom backsplash and black appliances. The adjacent dining area opens onto a large backyard deckâ€”perfect for summer barbecues and relaxing while the kids or pets play in the fully landscaped, West facing private yard complete with a no-maintenance fence, cedar rails and privacy screens. Youâ€™ll love the expansive Trex vinyl deck with custom shades along with mature trees. You'll also love the central air conditioning for those really hot days!

Upstairs, youâ€™ll find a spacious bonus room, ideal for movie nights or a home theatre setup, plus three generous bedrooms. The primary suite offers a true retreat with a large walk-in closet, a stylishly updated ensuite featuring a corner tub, separate deluxe rain shower, and granite-topped vanities.

The finished basement adds extra flexibility with a fourth bedroom, home office and additional living space - perfect for a rec room, home gym, or guest suite. A double attached garage completes this fantastic package.

This home offers exceptional value and an



unbeatable location, close to schools, playgrounds, the environmental reserve, and the shops and amenities at Evanston Towne Centre. Come see for yourselfâ€”you wonâ€™t be disappointed!

Built in 2003

Essential Information

MLS® #	A2225450
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,664
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	253 Evansmeade Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range

	Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.