

# \$729,000 - 136 Evansdale Common Nw, Calgary

MLS® #A2262399

**\$729,000**

5 Bedroom, 4.00 Bathroom, 1,971 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Perfectly located within walking distance to schools, this home sits in a quiet cul-de-sac with no public sidewalk, offering extra privacy and less maintenance. The oversized double attached garage (approx. 20' x 24'), functional layout, and bright open spaces make this property a true standout – a perfect blend of comfort, quality, and location! Quick possession available on this beautifully upgraded NuVista Homes property! Offering over 2,800 sq. ft. of quality living space, this spacious and bright home features an open concept main floor with 9 ft ceilings, a walk-through pantry connecting to the gourmet kitchen and great room, and elegant finishes such as hardwood and ceramic tile flooring, wrought iron railings, and granite countertops. The upper level offers a generous bonus room, convenient laundry room, two well-sized bedrooms, and a stunning primary suite with a large walk-in closet and a luxurious ensuite with double vanity, soaker tub, and separate shower. The professionally finished basement provides a large recreation area, an additional bedroom, and a full 4-piece bath – ideal for guests or family entertainment. Recent upgrades include fresh new paint on the main and upper levels, 2024 hail-damaged siding replacement, and professional roof repairs, ensuring long-term peace of mind.

Built in 2011

## Essential Information



MLS® #	A2262399
Price	\$729,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,971
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	136 Evansdale Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0E6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Washer, Built-In Electric Range, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Cul-De-Sac, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	Homecare Realty Ltd.
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