

# \$550,000 - 144 Evansborough Crescent Nw, Calgary

MLS® #A2238162

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,717 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

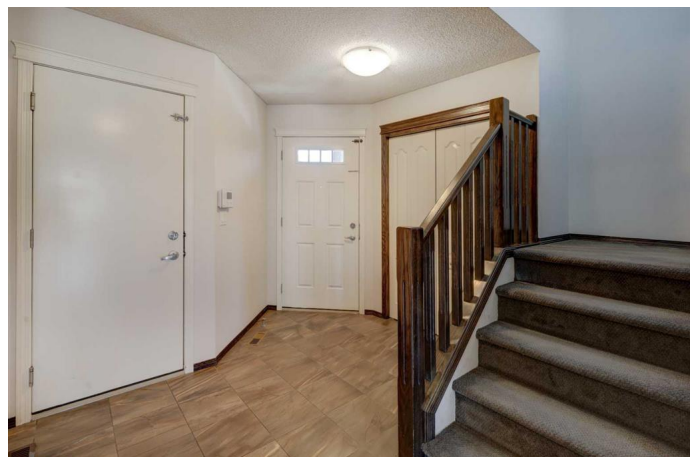
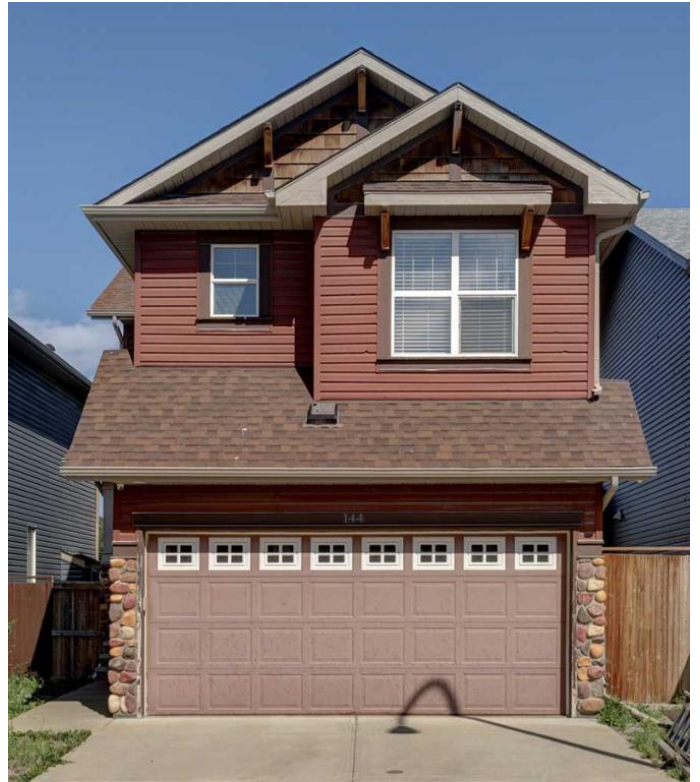
Welcome to this impeccably maintained 3-bedroom, 2.5-bathroom residence nestled in the highly sought-after community of Evanston.

Step inside to discover a bright and airy open-concept main floor, perfect for modern living. The stylish kitchen features a large island, stainless steel appliances, and ample cabinetry—ideal for the home chef. A cozy gas fireplace anchors the inviting living room, while the spacious dining area offers the perfect setting for gatherings.

Upstairs, a generous bonus room provides endless possibilities—media room, home office, or playroom. The serene primary retreat includes a 4-piece ensuite and walk-in closet, accompanied by two additional well-appointed bedrooms and a convenient upper-level laundry room.

The unfinished basement awaits your personal touch, offering plenty of space for future development or storage. Outside, enjoy the privacy of no rear neighbors, a fully fenced yard with abundant space for children or pets, and a double attached garage for added convenience.

Ideally located just a short stroll to Our Lady of Grace School, close to scenic pathways, parks, and minutes from Evanston Towne Centre's shops and dining. With quick



access to Stoney Trail, this home truly has it all.

An exceptional opportunity in a family-friendly neighborhoodâ€”come see it for yourself!

Built in 2013

### Essential Information

MLS® #	A2238162
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	144 Evansborough Crescent Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Bathroom Rough-in
-------------------	---

Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	8
Zoning	R-G

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.