

# \$645,000 - 44 Evanswood Circle Nw, Calgary

MLS® #A2230826

## \$645,000

3 Bedroom, 3.00 Bathroom, 1,945 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to a warm and welcoming home that's perfect for family living. With 3 comfortable bedrooms, 2.5 bathrooms, and plenty of space to grow, this home is designed with everyday comfort in mind.

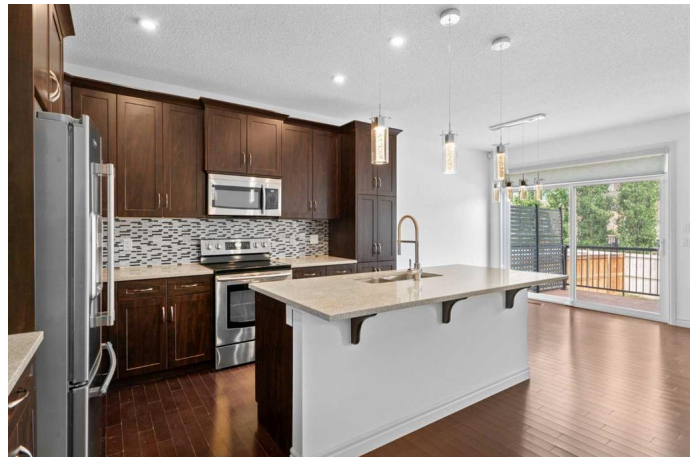
Upstairs, all three bedrooms are conveniently located together. The primary suite is a quiet retreat, complete with a spacious 5-piece ensuite and a deep soaker tub perfect for winding down after a long day. A large bonus room upstairs offers endless possibilities, a comfy movie lounge, kids' playroom, or home office.

The main floor offers an open and functional layout with beautiful hardwood flooring throughout. The kitchen includes a central island, ample cupboard space, and stainless steel appliances—perfect for cooking and gathering. The cozy living area is centered around a fireplace, creating a warm and welcoming atmosphere.

One of this home's best features is the large back balcony, perfect for outdoor living. Whether you're hosting weekend barbecues, enjoying dinner outside, or simply relaxing with a cup of coffee, this space is made for connection and comfort.

The unfinished basement is ready for your future plans, whether that's extra living space, a home gym, or a guest suite.

Located close to parks, schools, playgrounds, and all the essentials, this home offers both comfort and convenience in a friendly, established neighbourhood. If you're



looking for a place that feels like home the moment you walk in, this is it.

Built in 2012

### Essential Information

MLS® #	A2230826
Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,945
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	44 Evanswood Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0K1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	14
Zoning	R-2M

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.