

# \$549,000 - 26 Evansbrooke Manor Nw, Calgary

MLS® #A2248314

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

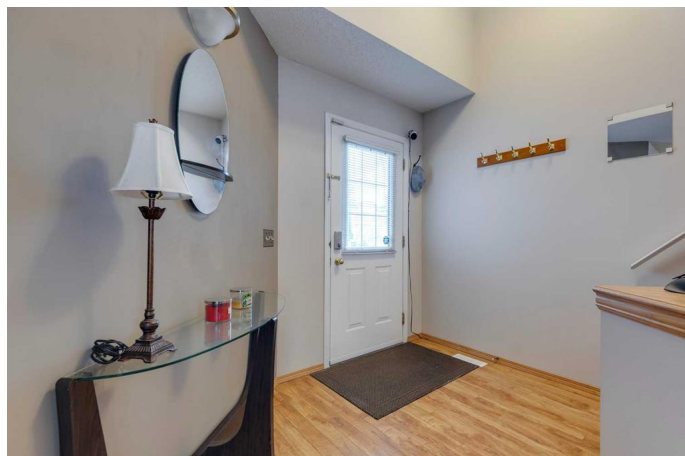
Discover your dream home in the heart of Evanston—a vibrant, family-oriented community known for its scenic green spaces, excellent schools, and welcoming atmosphere. Nestled on a quiet cul-de-sac, this beautifully maintained property offers a perfect blend of modern upgrades, thoughtful design, and everyday convenience. As you enter the home, you’ll notice the open concept kitchen and living area, complete with a fireplace. As you move upstairs, you will find a spacious master bedroom, two additional bedrooms, and a full bath. The basement is undeveloped with a rough in for a full bathroom, allowing you to put your own personal touch to your new home.

## Key Features & Upgrades

- New Roof & Siding Installed November 2024 for years of worry-free living
- Freshly Painted Interior — Bright, neutral tones to suit any style
- Spacious Master Bedroom with 3 piece bedroom set included.
- Unfinished Basement including rough in for a full bathroom.
- Hot Water Tank (2022) — Energy-efficient and reliable

## Included High-End Appliances

- Whirlpool French Door Fridge & Panasonic Microwave (2021)
- Kenmore HE Front Load Washer & Dryer



â€¢ Samsung TV in secondary bedroom

â€¢ Maytag Dishwasher

â€¢ Frigidaire Electric Stove/Oven

#### Outdoor Living

â€¢ Large, Fenced Private Yard â€“ Complete with deck and patio furniture for summer entertaining

â€¢ Storage Shed â€“ Ideal for tools, bikes, and seasonal items

â€¢ Hard-Wired 8-Camera CCTV System â€“ Enhanced security and peace of mind

â€¢ 2-Car Garage + Driveway Parking for 2 â€“ Ample space for family and guests

#### Community Highlights

â€¢ Top-Rated Schools Nearby â€“ Including Kenneth D. Taylor School

â€¢ Pathways & Parks â€“ 6.3 km of scenic walking trails, playgrounds, and sports fields

â€¢ Shopping & Dining â€“ Evanston Towne Centre, Creekside Shopping Centre, Crossiron mills, and local shops within minutes

â€¢ Wellness & Fitness â€“ Gyms, yoga studios, and dance centers close by

â€¢ Easy Commuting â€“ Quick access to Stoney Trail, Deerfoot Trail, and reliable transit

â€¢ Year-round family friendly events organized by the community

â€¢ A new 18 lane bowling alley nearby along with state-of-the-art arcade

This home offers more than just a place to liveâ€”itâ€™s a lifestyle. With its recent upgrades, versatile living spaces, and prime location, itâ€™s move-in ready for its next owners to create lasting memories. Don't wait, book your showing today.

Built in 2003

#### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248314    |
| Price          | \$549,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,319       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26 Evansbrooke Manor Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 1C9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Closet Organizers, Storage                                      |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Oven |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | None                                                        |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Few Trees |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-G               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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