

**17 Evansridge Circle NW
Calgary, Alberta**

MLS # A2280839

\$550,000



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|------------------|--|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,193 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Insulated, Paved, Rear Drive | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Ring doorbell and rear camera, curtain rods, blinds and curtains, TV mounts (3) and TV in the spare room, raised garden beds in backyard.

Well maintained, move-in ready home located on a quiet street in Evanston. The property benefits from a prime location within walking distance of Our Lady of Grace Elementary School and less than a block from a playground, and just steps away from access to the community's extensive ravine pathway system, including impressive city views from Evanston West Lookout Point. Home features three bedrooms and two and a half bathrooms, providing ample space for families. The main level offers a welcoming, open and bright layout with lots of the west facing natural light flooding the space. The thoughtfully designed kitchen is equipped with stone countertops and newer stainless steel appliances. Upstairs, three bedrooms include a primary suite complete with a four-piece en-suite bathroom and walk-in closet. Outside, a sunny east-facing fenced backyard boasts a deck, pergola, and sprinkler system; ideal for summer enjoyment. The double detached garage is insulated and offers a paved, wide back alley. Both the garage and home received new roofing in 2025, and almost all the siding was replaced that same year for added peace of mind and curb appeal. The unfinished basement includes laundry with newly replaced machines, roughed-in plumbing for a bathroom, and an egress window, allowing for optimal future customization. This property offers an excellent opportunity for first-time buyers, families, and anyone seeking a high-quality starter home.