

# \$749,900 - 57 Evansbrooke Park Nw, Calgary

MLS® #A2226027

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,957 sqft

Residential on 0.11 Acres

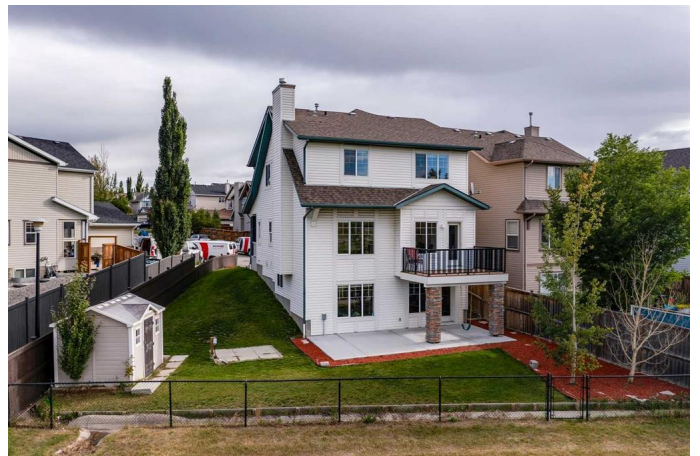
Evanston, Calgary, Alberta

OpenHouse June 15 2-5PM: Prepare to be impressed by this beautifully upgraded two-story walkout home, perfectly situated on a quiet street in the heart of Evanston (over \$90,000 spent on upgrades). With exceptional curb appeal and backing onto a the ridge and green space with walking paths and a creek, this home offers the perfect blend of elegance, functionality, and location.

Step inside to discover a bright, open-concept main floor with 9'™ ceilings, large windows that flood the space with natural light, and breathtaking ridge views from the living and dining areas. The spacious living room showcases a sleek one-piece Calacatta quartz fireplace surround, while the adjacent dining area is ideal for family meals or entertaining.

The contemporary kitchen is a chef's™ dream, featuring a show-stopping Calacatta quartz waterfall island, matching quartz backsplash, and a full suite of new stainless steel appliances including an electric range, range hood, dishwasher, and a recently purchased refrigerator.

Upstairs, the bonus room is thoughtfully placed at the rear of the home to fully capture the views, along with two additional bedrooms that also overlook the ridge. The front-facing primary suite includes a relaxing ensuite with dual sinks, a soaker tub, and separate shower. A convenient laundry room is also located on



the second floor.

The home features brand new luxury vinyl plank flooring and subfloor on the main level and in all bathrooms, upgraded 55 oz premium carpet upstairs (installed April 2025), fresh paint throughout, and all new lighting fixtures, mirrors, sinks, and faucets, giving the home a fresh, modern feel from top to bottom.

The walkout basement is undeveloped and includes rough-in plumbing, offering endless potential for future expansion.

Outside, enjoy the peace and privacy of a huge pie-shaped lot with mature landscaping, a shed, and a pad with electrical already in place for a future hot tub. Major exterior upgrades include a brand new roof (April 2025), composite deck with sleek railings, 200+ sq. ft. of poured concrete patio, natural stone accents on the front façade, and durable white vinyl siding replacing the original cedar shakes.

This incredible home is walking distance to schools, parks, shopping, and amenities, making it the perfect opportunity for families looking for a move-in ready home in an unbeatable location.

Built in 2004

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2226027  |
| Price          | \$749,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,957     |

|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2004        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 57 Evansbrooke Park Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1E4                |

### Amenities

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

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                                    |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished, Walk-Out                                                                        |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                     |
| Lot Description   | Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                    |
| Foundation        | Poured Concrete                                                                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | R-G            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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