



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**249 EVANSMEADE Point, Calgary T3P 1B8**

MLS®#: **A2178070**

Area: **Evanston**

Listing Date: **11/07/24**

List Price: **\$635,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,713**

Year Built:

**2004**

Low Sqft:

Ttl Sqft:

**1,713**

Lot Information

Lot Sz Ar:

**4,585 sqft**

Lot Shape:

DOM

**13**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,No Neighbours Behind,Pie Shaped Lot**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,Pantry,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 14`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`9" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 15`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`1" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`7" x 15`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 11`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`0" x 14`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 10`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>24`2" x 13`7"</b>			

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **0214381**

Remarks

Pub Rmks: **Excellent opportunity to own a very well-maintained property in one of NW Calgary's premier family communities! This home features 3 bedrooms up and a 4th in the fully developed basement. It sits on a pie-shaped lot in a quiet cul-de-sac with no neighbours behind. The entire house has just been freshly painted and new carpet on the main floor and throughout the 2nd level! The main floor features an open concept. The functional kitchen features a full appliance package, loads of cabinet space, a corner pantry and a centre island. The kitchen is open to the sunny great room and the dining nook with direct access to the spacious backyard and large deck. The main floor also has a 2pc bathroom and a separate laundry room just off the entrance from the double attached garage. The upper level features 3 bedrooms and 2 full baths, including the primary bedroom with a walk-in closet and ensuite bathroom that features dual vanities and a separate shower and soaker tub. The fully developed basement (with permits) features the 4th bedroom, another full bathroom and a spacious rec room area. \*\*\*The whole exterior of this house is brand new! The new siding and brand new, class 4 shingles (with increased warranty and lifespan, these top-end hail-resistant shingles can better protect the home in future hail storms) have already been installed! The new garage door just needs to be painted, eaves troughs and downspouts are also scheduled to be completed before possession\*\*\*. Evanston is a great family community. Kids can easily walk to the elementary school and the community features loads of shopping, dining and amenities. With easy access to Stoney Trail, this is a great location to get around the city.**

Inclusions: **2nd Refridgerator in Basement**  
 Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















**249 Evansmeade Point NW, Calgary, AB**

Main Floor Exterior Area 205.82 sq ft  
Excluded Area 428.15 sq ft

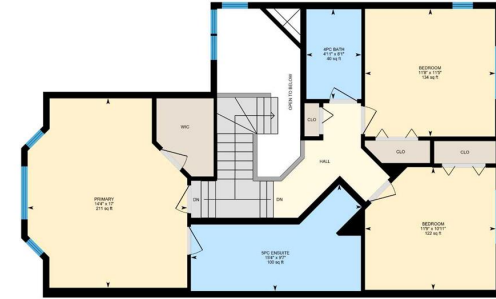


0 2 4 6 ft PREPARED: 2024/11/05

While regions are excluded from total floor area in SQUEE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**249 Evansmeade Point NW, Calgary, AB**

2nd Floor Exterior Area 505.70 sq ft  
Excluded Area 77.37 sq ft



0 2 4 6 ft PREPARED: 2024/11/05

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**249 Evansmeade Point NW, Calgary, AB**

Basement (Below Grade) Exterior Area 712.43 sq ft



0 3 6 ft PREPARED: 2024/11/05

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