



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 EVANSMEADE Close, Calgary T3P 1E2**

MLS®#: **A2183926**

Area: **Evanston**

Listing Date: **12/18/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 21-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,616 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,223**  
Low Sqft:  
Ttl Sqft: **1,223**

DOM

**3**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`0"	Pantry	Main	3`8" x 3`7"
Kitchen	Main	9`0" x 11`8"	Dining Room	Main	10`0" x 10`5"
Living Room	Main	12`11" x 15`8"	Entrance	Main	5`4" x 7`3"
4pc Bathroom	Second	8`5" x 4`11"	Bedroom	Second	9`3" x 9`6"
Bedroom	Second	9`4" x 8`7"	Walk-In Closet	Second	5`11" x 6`6"
Bedroom - Primary	Second	12`8" x 12`2"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 0311682  
 Zoning: R-G

Remarks

Pub Rmks: **\*\*Renovated!\*\*** This stunning 2-storey home in the desirable NW community of Evanston boasts 3 bedrooms, 1.5 bathrooms, and a double detached garage. Featuring numerous recent upgrades, including a \*brand-new kitchen\*, fresh paint, updated flooring, new baseboards, casing, door hardware, backsplash, bathroom vanities, mirrors, lighting, and more, this property is move-in ready and full of modern charm. The curb appeal is undeniable, complemented by a meticulously landscaped backyard that's perfect for relaxation and entertaining. A south-facing front deck provides a sunny retreat, while the backyard blooms with vibrant lilac flowers, raspberry bushes, and strawberry plants, creating a serene outdoor oasis. Inside, the inviting main foyer opens to a bright and airy living room, where large windows bathe the space in natural light. The heart of the home is the beautifully upgraded kitchen, showcasing stainless steel appliances, ample counter space, and a layout designed for both cooking and entertaining. The adjacent dining room flows seamlessly to the back deck, making indoor-outdoor living a breeze. A convenient powder room completes the thoughtfully designed main level. Upstairs, the primary bedroom offers a tranquil escape with its sunny south-facing windows and a spacious walk-in closet. Two additional bedrooms and a modern four-piece bathroom provide comfort and versatility for family or guests. The unfinished basement offers endless possibilities, whether you envision extra storage, a recreation room, or a future development to suit your lifestyle. Outside, the oversized double garage features built-in shelving for added practicality and direct backyard access. With a new roof installed in 2022 and countless thoughtful updates throughout, this home combines style, functionality, and quality. It's an exceptional opportunity to join the vibrant and family-friendly Evanston community. **\*\*Don't miss out—schedule your viewing today!\*\***

Inclusions: none  
 Property Listed By: RE/MAX Real Estate (Central)

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









