

\$670,000 - 49 Evansglen Mews Nw, Calgary

MLS® #A2251641

\$670,000

3 Bedroom, 3.00 Bathroom, 2,000 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

****Join us at our Open Houses Saturday Sept 6th and Sunday Sept 7th - 12:00-3:00pm both days**** This gorgeous property is located on a quiet cul-de-sac with a massive West facing pie lot! Over 2000 sq ft above grade with 3 bedrooms, a bonus room, 2.5 bathrooms, and double attached garage. As you enter the property you are greeted by gleaming hardwood and tile flooring guiding you into the open concept floorplan flooded with natural light from the large windows! Chef's dream kitchen with crisp white cabinetry, granite counters, upgraded SS appliances with gas stove, tile backsplash, large open counter, and walk-through pantry. Open to the huge living room with tile faced gas fireplace and dining area with sliding doors out to the deck with natural gas hook-up. Perfect spot to unwind after a long day with a glass of wine and watch the sunset. Head upstairs to the central bonus room with desk niche that makes the perfect movie room or kids play area! Large master suite with walk-in closet and 5-piece ensuite bathroom with tile flooring, granite counters, "his and her" undermount sinks, soaker tub, and separate shower. Good sized 2nd and 3rd bedrooms with large double windows and adjoining 4-piece full bathroom with granite counters and tile flooring as well. Convenient upper floor laundry with front loading steam Samsung washer and dryer complete this well laid out upper level. Numerous upgrades throughout with brand new roof, siding, fascia, and eaves, Central A/C, and a newer vinyl



fence to name a few. All in a prime location, steps to St. Josephine Bakhita School, the pond, and surrounded by shopping centers, parks, walking trails, and quick access out to Stoney Trail for easy commuting! This property shows 10/10 and is a must see!

Built in 2015

Essential Information

MLS® #	A2251641
Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	49 Evansglen Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,
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	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	Real Broker
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