

# **\$539,800 - 136 Evansborough Way Nw, Calgary**

MLS® #A2265265

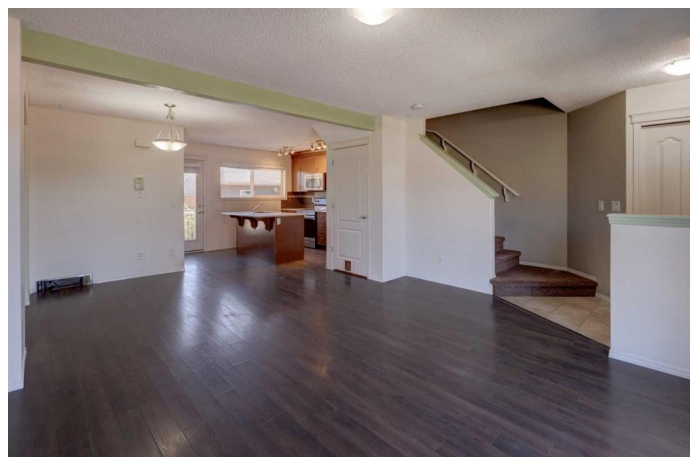
**\$539,800**

3 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

HOME SWEET HOME! This is the HANDYMAN SPECIAL with enormous potential you have been searching for offering incredible value in the heart of the sought-after NW community of Evanston! This excellent home with a BRAND NEW ROOF offers 3 bedrooms, 2.5 bathrooms, a contemporary open concept floor plan and a double detached garage. Heading inside you will find a modern, well planned layout with gleaming vinyl plank flooring. The main floor offers a 2 piece vanity bathroom, formal elegant dining area, an extremely spacious living room that's flooded in natural sunlight and the upgraded chef's kitchen with ceiling-height cabinetry, quartz countertops, quartz center island with an eating bar, pantry, and stainless steel appliances. Heading upstairs you will find 2 great-sized bedrooms, a fantastic 4 piece bathroom and the huge master retreat with a full 4 piece ensuite bathroom and a walk-in closet for your convenience. The unfinished basement offers a ton of storage and extra space for a growing family and is waiting for your special touch for future development. Outside, boasts a double detached garage with a fenced backyard with a large deck that's perfect for entertaining. This prime location is close to all major amenities including schools, public transportation, parks, many different shopping options, numerous pathways and quick access to Stony Trail and other major roadways! This is a rare and timely opportunity for savvy investors and home



buyers alike, book your private showing today!  
The exterior siding will be repaired in the next few weeks.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265265    |
| Price          | \$539,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,187       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 136 Evansborough Way Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0M5                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,                                                                                                  |

|              |                  |
|--------------|------------------|
|              | Washer           |
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 16                 |
| Zoning         | R-G                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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