

# \$799,000 - 122 Evanscove Circle Nw, Calgary

MLS® #A2244149

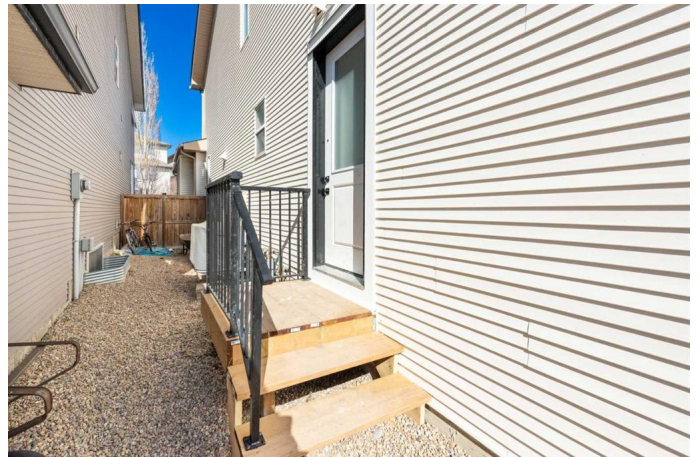
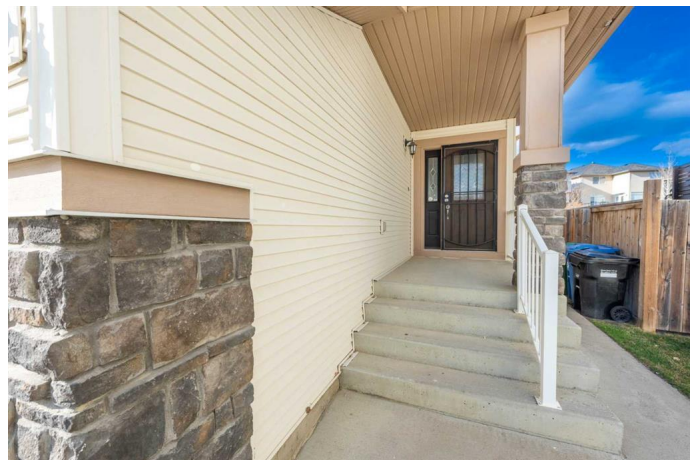
**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.13 Acres

Evanston, Calgary, Alberta

Public Remarks: HUGE MASSIVE REDUCTION IN PRICE FOR QUICK SALE. Welcome to this breath-taking TURN KEY LEGAL SUITED two-story home exquisitely renovated in this beautiful coveted community of Evanston NW, Calgary, with over 3001 Sq Ft of living space. The main level on entry glows with a great open ambiance with abundant light and windows. The main floor also features BRAND NEW FLOORING along with kitchen having all BRAND NEW STAINLESS STEEL appliances that comes with a backsplash that radiates beauty with Blanco granite countertop. Also you have an extended living room space with BEAUTIFUL SKYLIGHTS to host guest or large family gatherings. Did I mention that the home comes with a Central Air Conditioner for those hot Summer and also ALL WINDOWS COVERINGS REPLACED WITH BRAND NEW ZEBRA BLINDS. Upstairs you have four generously sized bedrooms and as well as a special bonus room. The master bedroom is very spacious and comes with its own Electric fireplace and features a bathroom with a beautiful bathtub and with a separate standing shower and double vanity. The newly fully developed LEGAL SUITED BASEMENT comes with a separate side entry with all kitchen stainless steel appliances. This would be your Mortgage Payments Helper. Outside the home is a large beautiful deck with a gas line for barbecue. The home had it's roof shingles, Sidings, Gutter and Downspouts all



replaced in October 2024. ALL CARPETS AND LAMINATES AND CARPETS were replaced in July 2025. Also the home is FRESHLY PAINTED ALL THROUGH.The furniture in the home is virtually staged. The home is located near top rated schools including Kenneth D. Taylor and a brand New middle school currently being built near Evansford drive. Furnace, Vents, Dryer vents and fire place were professionally cleaned July 2024. Home is vacant for your quick possession. Seller is highly motivated.

Built in 2006

**Essential Information**

MLS® #	A2244149
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,321
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	122 Evanscove Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0A2

**Amenities**

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Refrigerator, Garage Control(s), Stove(s), Washer, Washer/Dryer Stacked
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Playground
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Post & Beam, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 29th, 2025
Days on Market	48
Zoning	R-G

### Listing Details

Listing Office	Premiere Realty Direct
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