

# \$729,000 - 42 Evansford Grove Nw, Calgary

MLS® #A2212116

**\$729,000**

4 Bedroom, 4.00 Bathroom, 1,934 sqft

Residential on 0.09 Acres

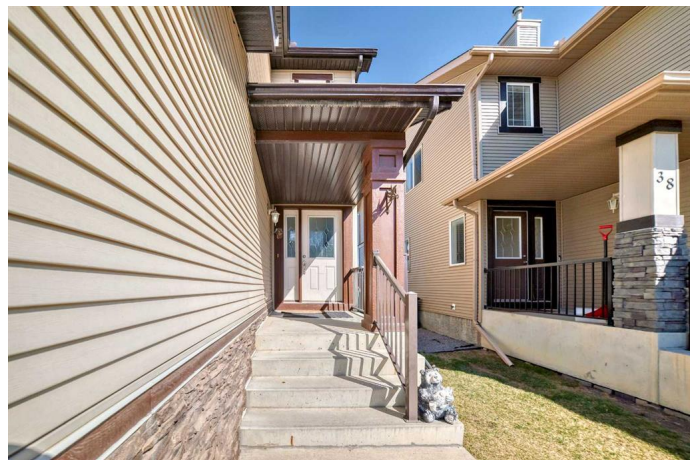
Evanston, Calgary, Alberta

Beautifully maintained 4-bedroom, 3.5-bathroom home with 1,927 sq ft of living space, located in the sought-after community of Evanston. Backing onto a green space and just steps from an off-leash dog park, this fully finished home offers a serene, pet-friendly setting. The main floor features a cozy natural gas fireplace, while the upper level includes a spacious bonus room, perfect for family use. The fully finished basement adds a fourth bedroom and laundry area, providing flexibility for guests or extended family. Enjoy outdoor living on the large deck and landscaped yard. Roof was replaced in 2022. Quiet location with easy access to local amenities.

Built in 2006

## Essential Information

MLS® #	A2212116
Price	\$729,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,934
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
--------	--------

### Community Information

Address	42 Evansford Grove Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	R-G

**Listing Details**

Listing Office            AMG Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.