

# \$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 87  
Zoning R-G

## Listing Details

Listing Office            AMG Realty

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