

# *Evansston*

## 174 Evansmeade Common NW



—THE  
**McKELVIE**  
—GROUP.com

real  
Real Broker



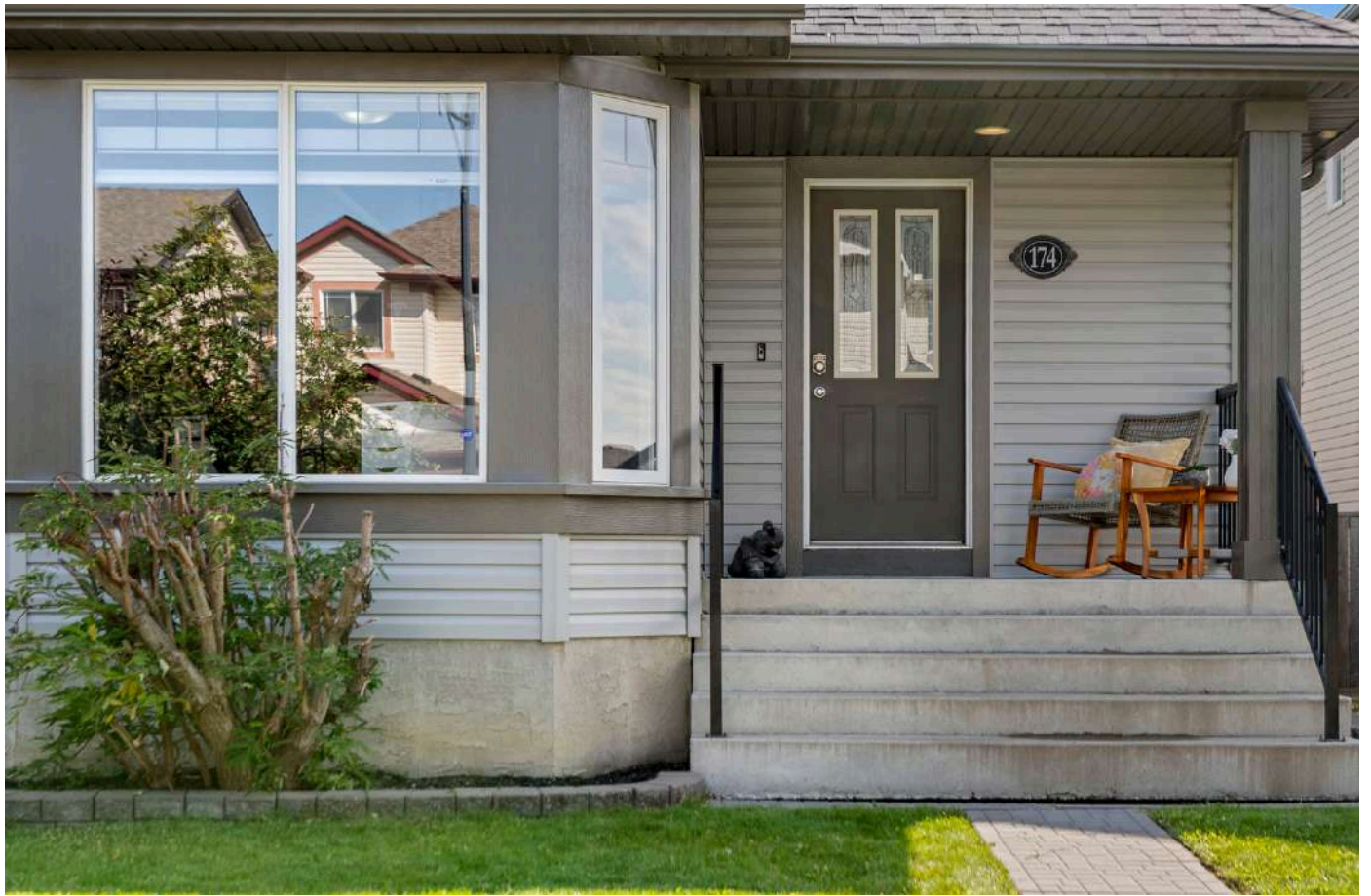
Rick Easthope  
403-999-1397

[rick@themckelviigroup.com](mailto:rick@themckelviigroup.com)  
[www.themckelviigroup.com](http://www.themckelviigroup.com)

# 174 Evansmeade Common NW

Discover this beautifully upgraded 2-storey air-conditioned home that seamlessly blends modern luxury with functional design while offering the lifestyle you have been searching for in one of Calgary's desired family friendly communities. Stylish architectural accents, a cozy front porch, and a mature landscape create a curb appeal that's as welcoming as it is impressive. An inviting foyer greets you to the main level that has been thoughtfully renovated with a designer influence, showcasing premium luxury vinyl plank flooring that adds both elegance and durability. The spacious kitchen is a culinary dream, featuring professionally refreshed cabinetry, a premium stainless steel appliance package, quartz countertops, and a large centre island with a touch faucet. Imagine preparing dinner while still being part of the conversation in the open concept layout or enjoying Sunday breakfasts at the island as natural light floods the space. Upgraded lighting fixtures elevate the home's aesthetic, while the updated trim and paint décor provide a crisp, modern finish. Entertain effortlessly in the large living and dining areas, perfect for gatherings of family & friends. The dining area opens through a sliding door onto an upgraded deck, which is an ideal setting for summer barbecues, evening refreshments, or simply watching the kids play in the yard. Completing the main level is a private 2-piece powder room & the front den which is perfect for the coveted home office or a 2nd main level gathering place. Three spacious bedrooms are upstairs, including the primary suite that serves as a private retreat with a luxurious 4-piece ensuite and a walk-in closet, perfect for both comfort & organization. Two more generously sized bedrooms share a completely renovated 4-piece bathroom, designed with contemporary finishes & enhanced lighting. Whether it's a peaceful start to the day or winding down in the evening, the upper level provides a relaxing sanctuary for every member of the family. The lower level has been thoughtfully finished to include a media room perfect for movie nights or watching your favorite team, a wet bar for entertaining, and a versatile space for a small gym, and a dedicated space for additional storage needs. This flexible area is a true extension of your lifestyle, whether you prefer an active workout, or hosting family game nights. Enjoy the comfort of modern updates such as AC (2021), new window coverings (2025), a new roof (2024), hot water tank (2025). Parking is conveniently located in a dedicated stall in the backyard, making access easy and secure. Beyond the walls of this home, Evanston offers an incredible lifestyle. Known for its family-friendly atmosphere, the community features winding pathways, parks, and playgrounds where neighbours connect, and children play. Everyday conveniences are just minutes away with schools, grocery stores, cafes, and shops nearby, while easy access to Stoney Trail & major routes ensures a smooth commute across the city.





# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA:  
804.60 SQ. FT.

INTERIOR AREA:  
737.11 SQ. FT.

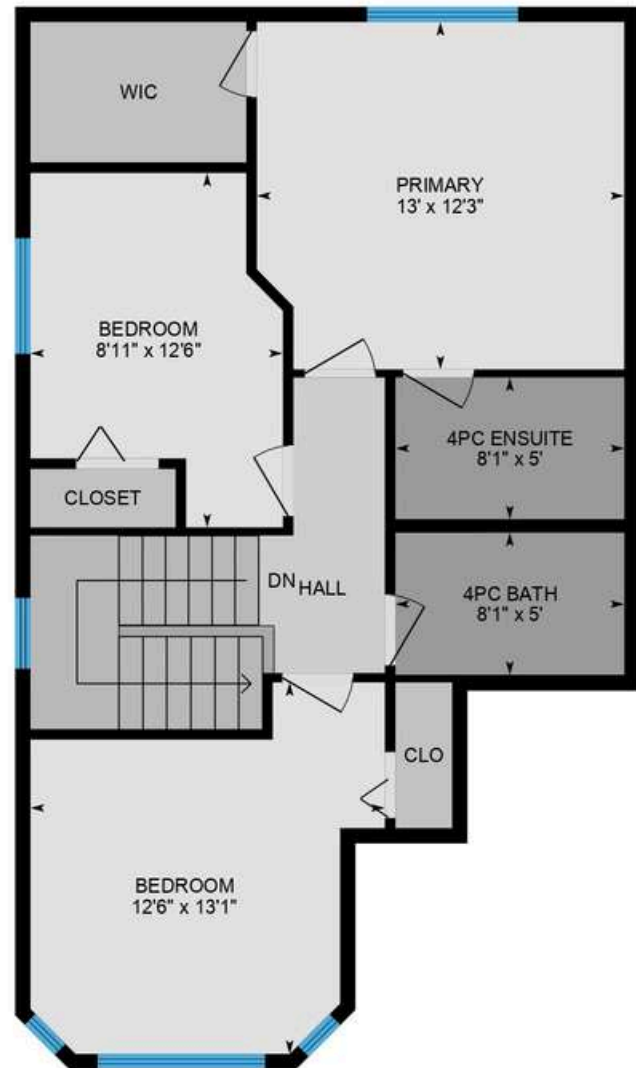


# THE FLOOR PLAN

## SECOND FLOOR:

EXTERIOR AREA:  
711.16 SQ. FT.

INTERIOR AREA:  
648.98 SQ. FT.



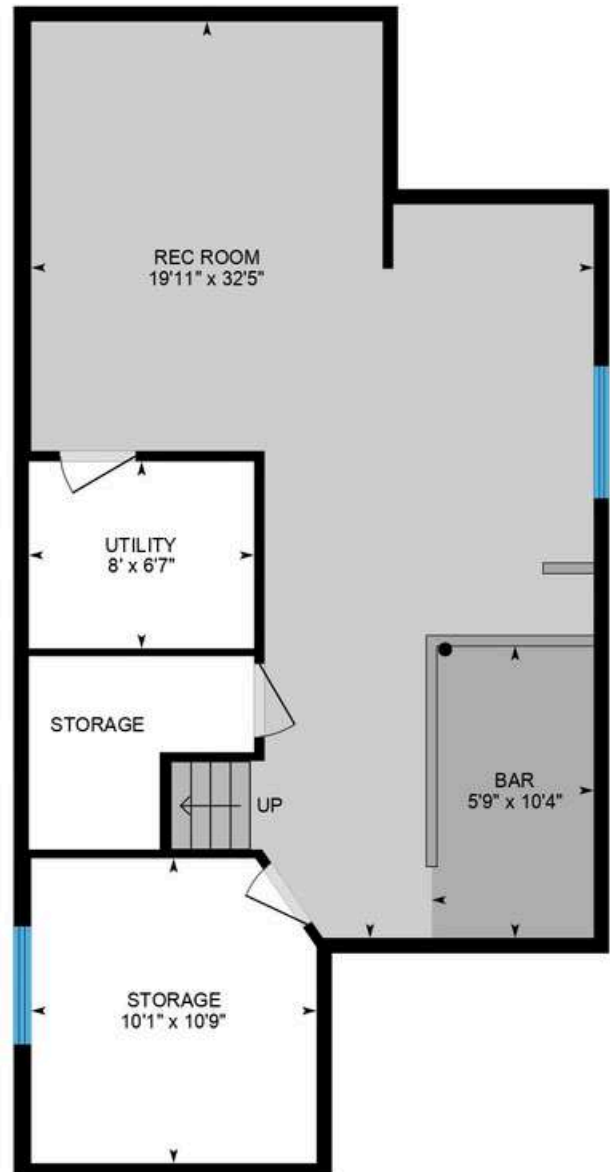
# THE FLOOR PLAN

## **BASEMENT (BELOW GRADE):**

EXTERIOR AREA:  
538.90 SQ. FT.

INTERIOR AREA:  
472.45 SQ. FT.

EXCLUDED AREA:  
204.35 SQ. FT.





# ROOM DIMENSIONS

## Main Building

### MAIN FLOOR

2pc Bath: 5'8" x 5'  
Dining: 7'2" x 12'10"  
Foyer: 10'7" x 5'  
Kitchen: 11' x 10'1"  
Living: 15' x 11'11"  
Office: 10'11" x 11'

### 2ND FLOOR

4pc Bath: 8'1" x 5'  
4pc Ensuite: 8'1" x 5'  
Bedroom: 12'6" x 13'1"  
Bedroom: 8'11" x 12'6"  
Primary: 13' x 12'3"

### BASEMENT

Bar: 5'9" x 10'4"  
Rec Room: 19'11" x 32'5"  
Storage: 10'1" x 10'9"  
Utility: 8' x 6'7"

## Main Building

### MAIN FLOOR

Interior Area: 737.11 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 804.60 sq ft

### 2ND FLOOR

Interior Area: 648.98 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 711.16 sq ft

### BASEMENT (Below Grade)

Interior Area: 472.45 sq ft  
Excluded Area: 204.35 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 538.90 sq ft  
Finished Area: 515.17 sq ft

### Total Above Grade Floor Area, Main Building

Interior Area: 1386.09 sq ft  
Exterior Area: 1515.76 sq ft

### Total Area (Above & Below Grade), Main Building

Interior Area: 1858.53 sq ft  
Finished Area (Below Grade): 515.17 sq ft  
Excluded Area: 204.35 sq ft  
Exterior Area: 2054.66 sq ft

## Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

## Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



**174 Evansmeade Common NW Calgary, AB T3P1E7**

**Residential**  
**Active**

**A2246328**

**PD:**

**DOM:** 0

**LP:** \$585,000.00  
**OP:** \$585,000.00



<b>Class:</b>	Detached	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Evanston
<b>Type:</b>	House	<b>Ttl Beds:</b>	3
<b>Levels:</b>	Two	<b>F/H Bth:</b>	2/1
<b>Year Built:</b>	2004	<b>RMS SQFT:</b>	1,515.76
<b>LINC#:</b>	<a href="#">0030449466</a>	<b>LP/SF:</b>	\$385.95
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b>Possession:</b>	90 Days / Neg	<b>Lot Size:</b>	3552 SF 329.99 SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	33.70 M 110.57'
<b>Front Length:</b>	9.95M 32' 8"		
<b>Legal Desc:</b>	0411292;12;24		
<b>Legal Pin:</b>	0411292	<b>Blk:</b>	12
		<b>Lot:</b>	24
		<b>Condo:</b>	No
<b>Zoning:</b>	R-G	<b>Tax Amt/Yr:</b>	\$3,553.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	N
<b>Restrict:</b>	Restrictive Covenant		

Recent Change: **08/21/2025 : NEW**

**Public Remarks:** Discover this beautifully upgraded 2-storey air-conditioned home that seamlessly blends modern luxury with functional design while offering the lifestyle you have been searching for in one of Calgary's desired family friendly communities. Stylish architectural accents, a cozy front porch, and a mature landscape create a curb appeal that's as welcoming as it is impressive. An inviting foyer greets you to the main level that has been thoughtfully renovated with a designer influence, showcasing premium luxury vinyl plank flooring that adds both elegance and durability. The spacious kitchen is a culinary dream, featuring professionally refreshed cabinetry, a premium stainless steel appliance package, quartz countertops, and a large centre island with a touch faucet. Imagine preparing dinner while still being part of the conversation in the open concept layout or enjoying Sunday breakfasts at the island as natural light floods the space. Upgraded lighting fixtures elevate the home's aesthetic, while the updated trim and paint décor provide a crisp, modern finish. Entertain effortlessly in the large living and dining areas, perfect for gatherings of family & friends. The dining area opens through a sliding door onto an upgraded deck, which is an ideal setting for summer barbecues, evening refreshments, or simply watching the kids play in the yard. Completing the main level is a private 2-piece powder room & the front den which is perfect for the coveted home office or a 2nd main level gathering place. Three spacious bedrooms are upstairs, including the primary suite that serves as a private retreat with a luxurious 4-piece ensuite and a walk-in closet, perfect for both comfort & organization. Two more generously sized bedrooms share a completely renovated 4-piece bathroom, designed with contemporary finishes & enhanced lighting. Whether it's a peaceful start to the day or winding down in the evening, the upper level provides a relaxing sanctuary for every member of the family. The lower level has been thoughtfully finished to include a media room perfect for movie nights or watching your favorite team, a wet bar for entertaining, and a versatile space for a small gym, and a dedicated space for additional storage needs. This flexible area is a true extension of your lifestyle, whether you prefer an active workout, or hosting family game nights. Enjoy the comfort of modern updates such as AC (2021), new window coverings (2025), a new roof (2024), hot water tank (2025). Parking is conveniently located in a dedicated stall in the backyard, making access easy and secure. Beyond the walls of this home, Evanston offers an incredible lifestyle. Known for its family-friendly atmosphere, the community features winding pathways, parks, and playgrounds where neighbours connect, and children play. Everyday conveniences are just minutes away with schools, grocery stores, cafes, and shops nearby, while easy access to Stoney Trail & major routes ensures a smooth commute across the city.

**Directions:**

**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P					
<b>Baths:</b>	0	1	0	1	0	0	<b>Bed Abv:</b> 3	<b>Main:</b> 74.75	<b>Mtr2</b>	804.60	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	0	<b>Rms Abv:</b> 8	<b>Upper:</b> 66.07	<b>Mtr2</b>	711.16	<b>SqFt</b>
								<b>Blw Grade:</b> 47.86	<b>Mtr2</b>	515.17	<b>SqFt</b>
								<b>Total AG:</b> 140.82	<b>Mtr2</b>	1,515.76	<b>SqFt</b>

**Property Information**

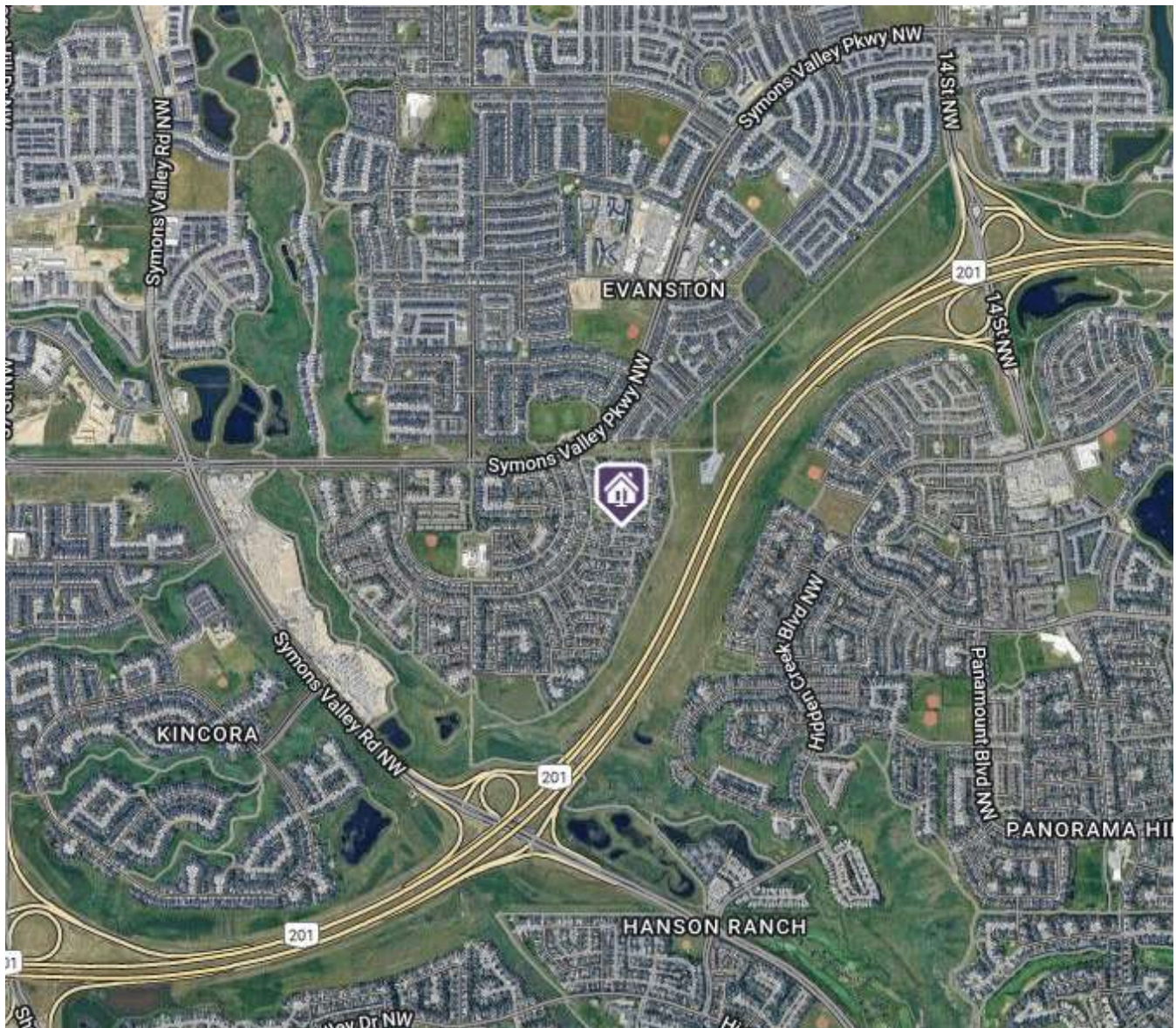
<b>Basement:</b>	Finished, Full	<b>Laundry Ft:</b>	Laundry Room, Main Level
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	0
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Vinyl
<b>Exterior Feat:</b>	Dog Run, Playground, Private Yard	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt Shingle	<b>Balcony:</b>	Deck, Front Porch, See Remarks
<b>Reports:</b>	None		
<b>Warranty:</b>	None		
<b>Parking:</b>	Alley Access, Parking Pad, See Remarks <b>Total:</b> 1		
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		
<b>Comm Feature:</b>	Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
<b>Lot Features:</b>	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting		
<b>Goods Include:</b>	N/A		
<b>Appliances:</b>	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	N/A		





### Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5' 8" x 5' 0"	1.73M x 1.52M	Dining Room	Main	7' 2" x 12' 10"	2.19M x 3.91M
Foyer	Main	10' 7" x 5' 0"	3.22M x 1.52M	Kitchen	Main	11' 0" x 10' 1"	3.35M x 3.07M
Living Room	Main	15' 0" x 11' 11"	4.57M x 3.63M	Office	Main	10' 11" x 11' 0"	3.33M x 3.35M
4pc Bathroom	Upper	8' 1" x 5' 0"	2.46M x 1.52M	4pc Ensuite bath	Upper	8' 1" x 5' 0"	2.46M x 1.52M
Bedroom	Upper	12' 6" x 13' 1"	3.81M x 3.99M	Bedroom	Upper	8' 11" x 12' 6"	2.72M x 3.81M
Bedroom - Primary	Upper	13' 0" x 12' 3"	3.96M x 3.73M	Other	BSMT	5' 9" x 10' 4"	1.75M x 3.15M
Game Room	BSMT	19' 11" x 32' 5"	6.07M x 9.88M	Storage	BSMT	10' 1" x 10' 9"	3.07M x 3.28M
Furnace/Utility Roo	BSMT	8' 0" x 6' 7"	2.44M x 2.01M				



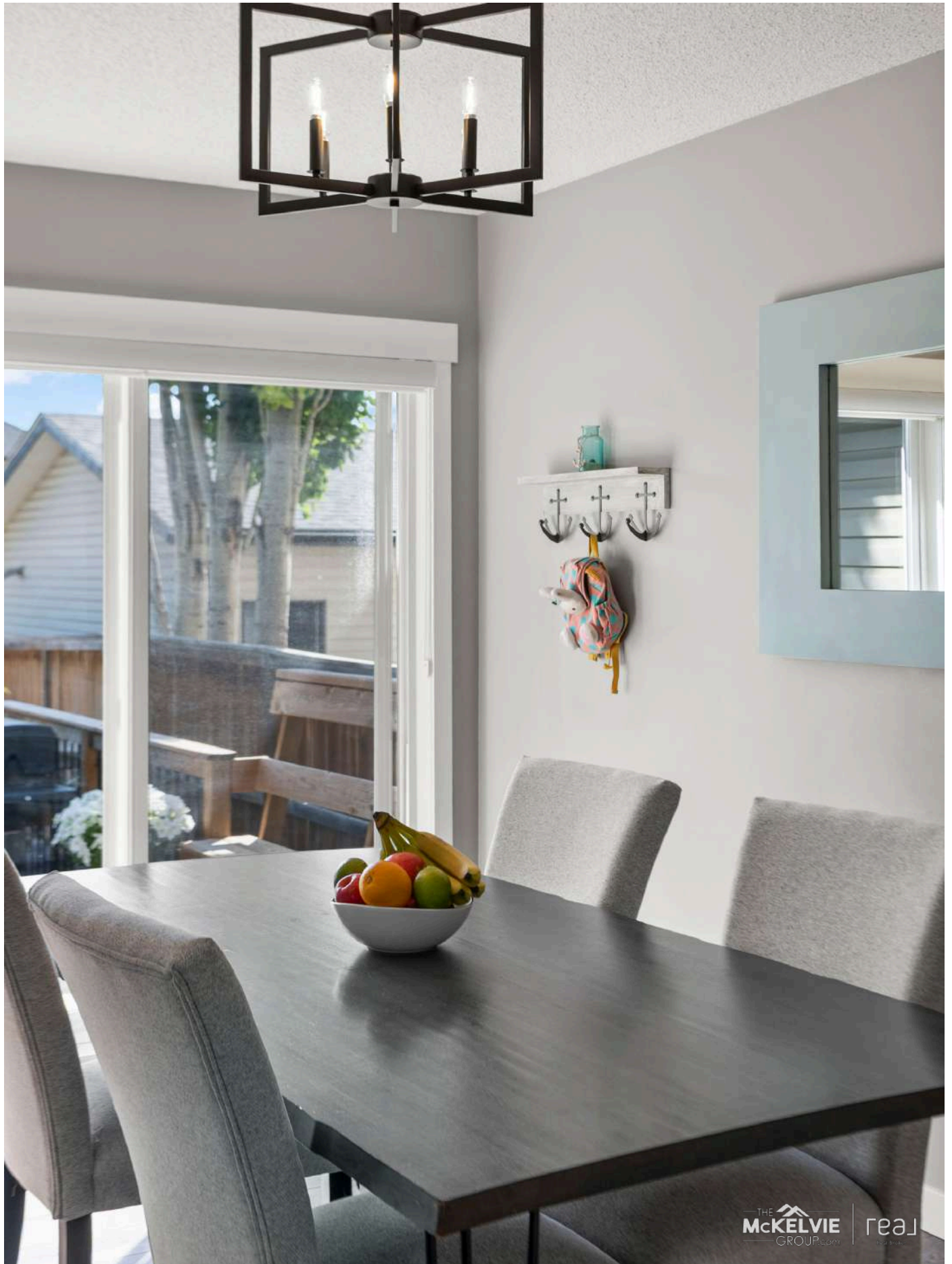
























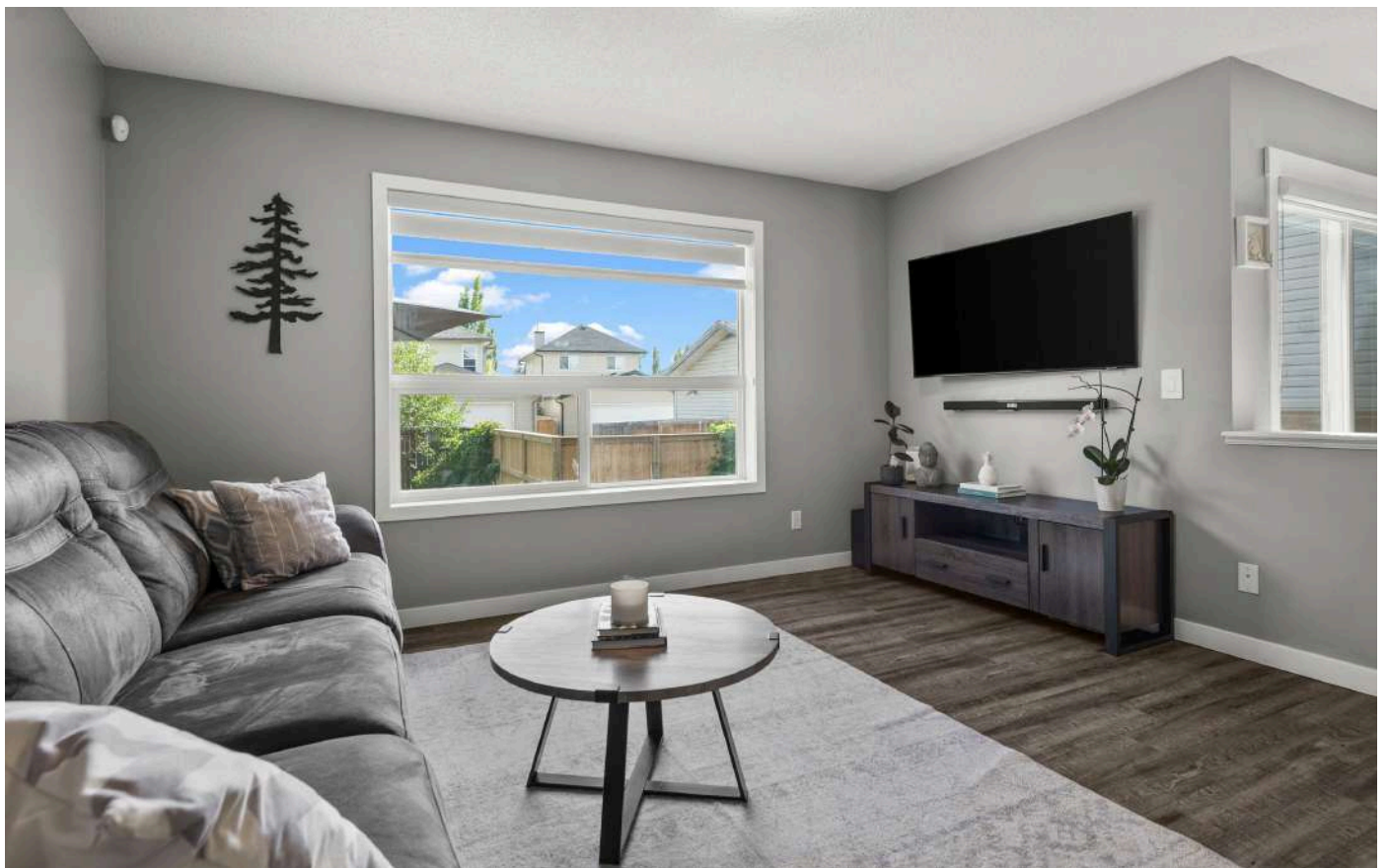
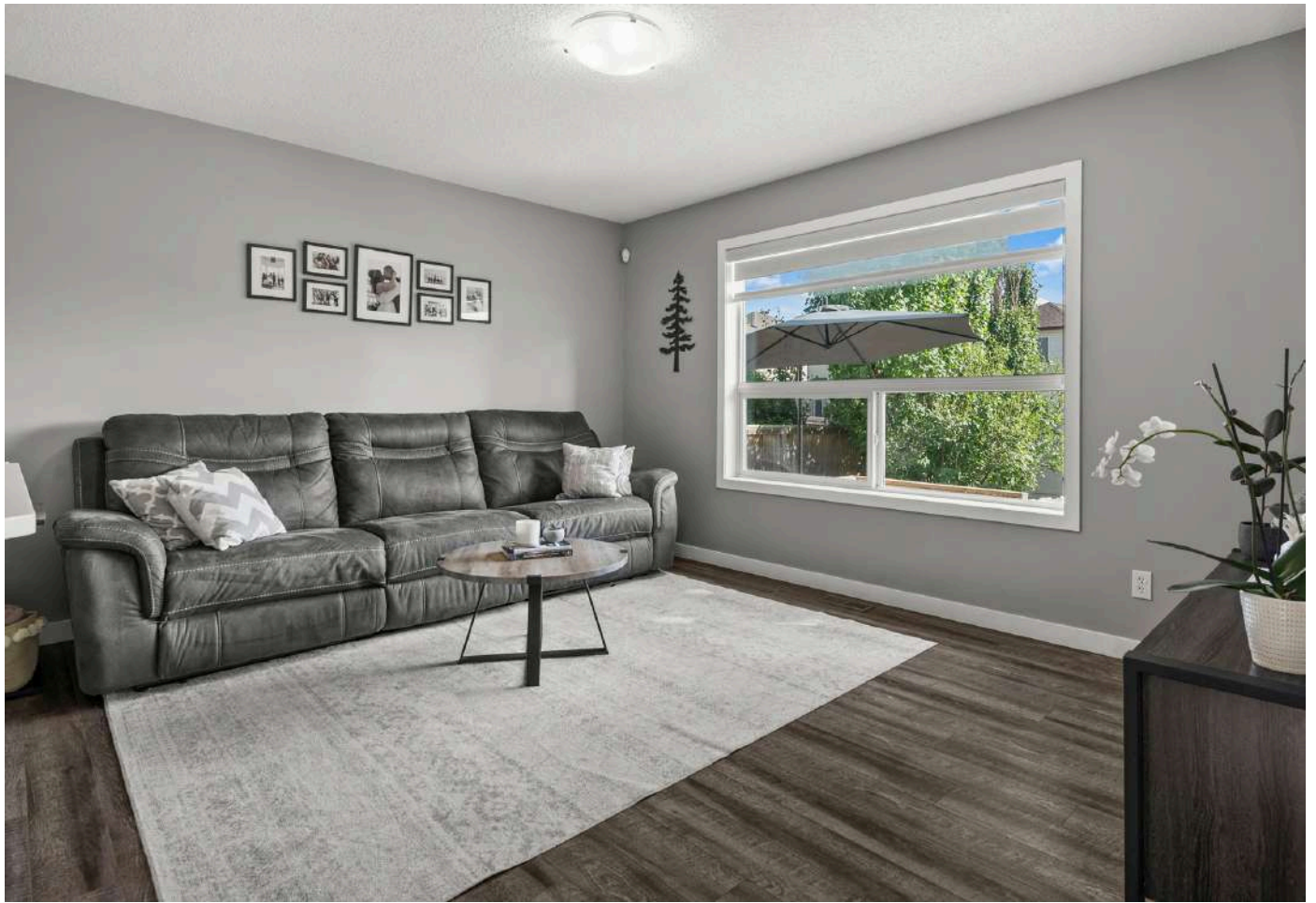






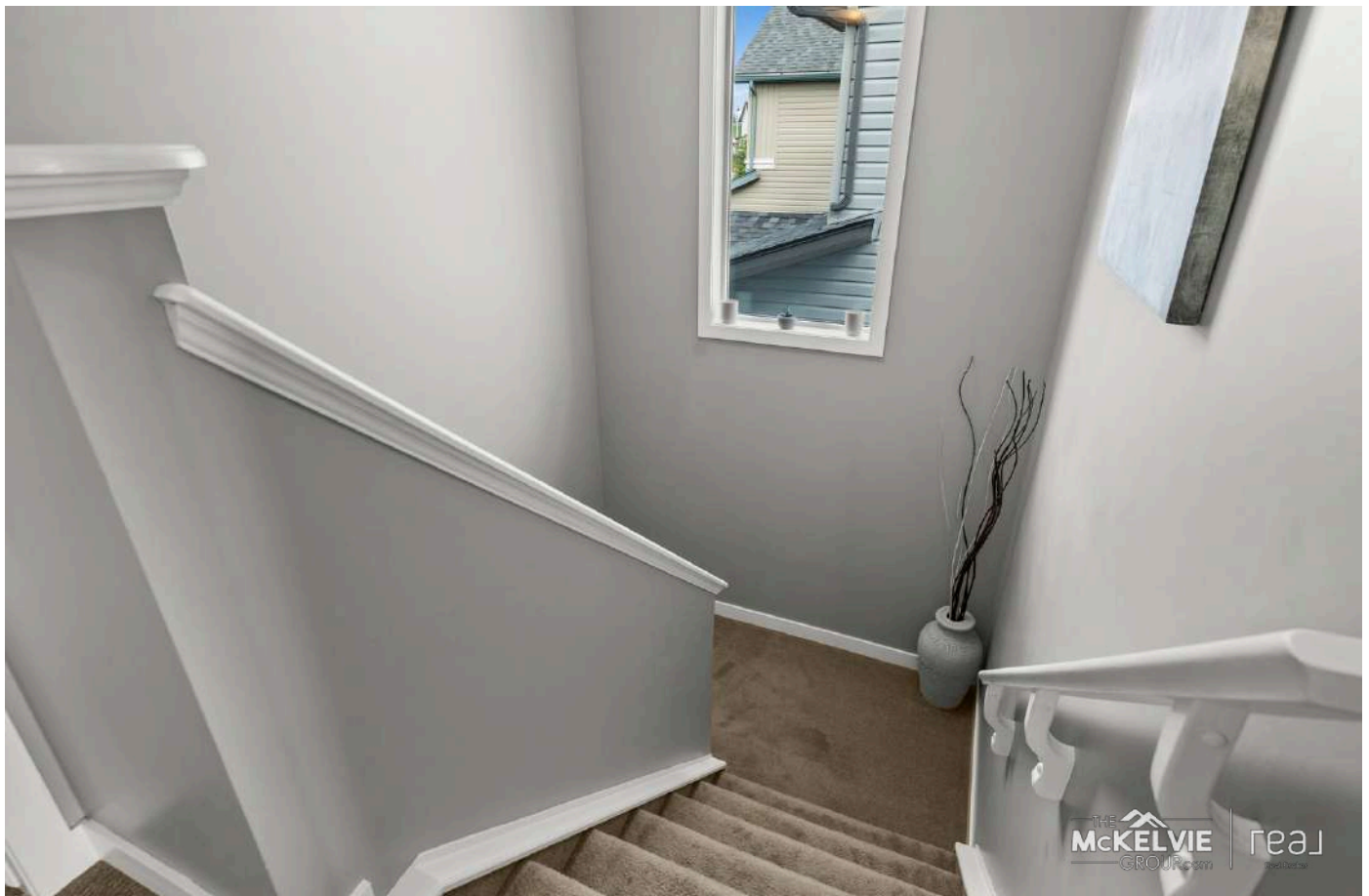
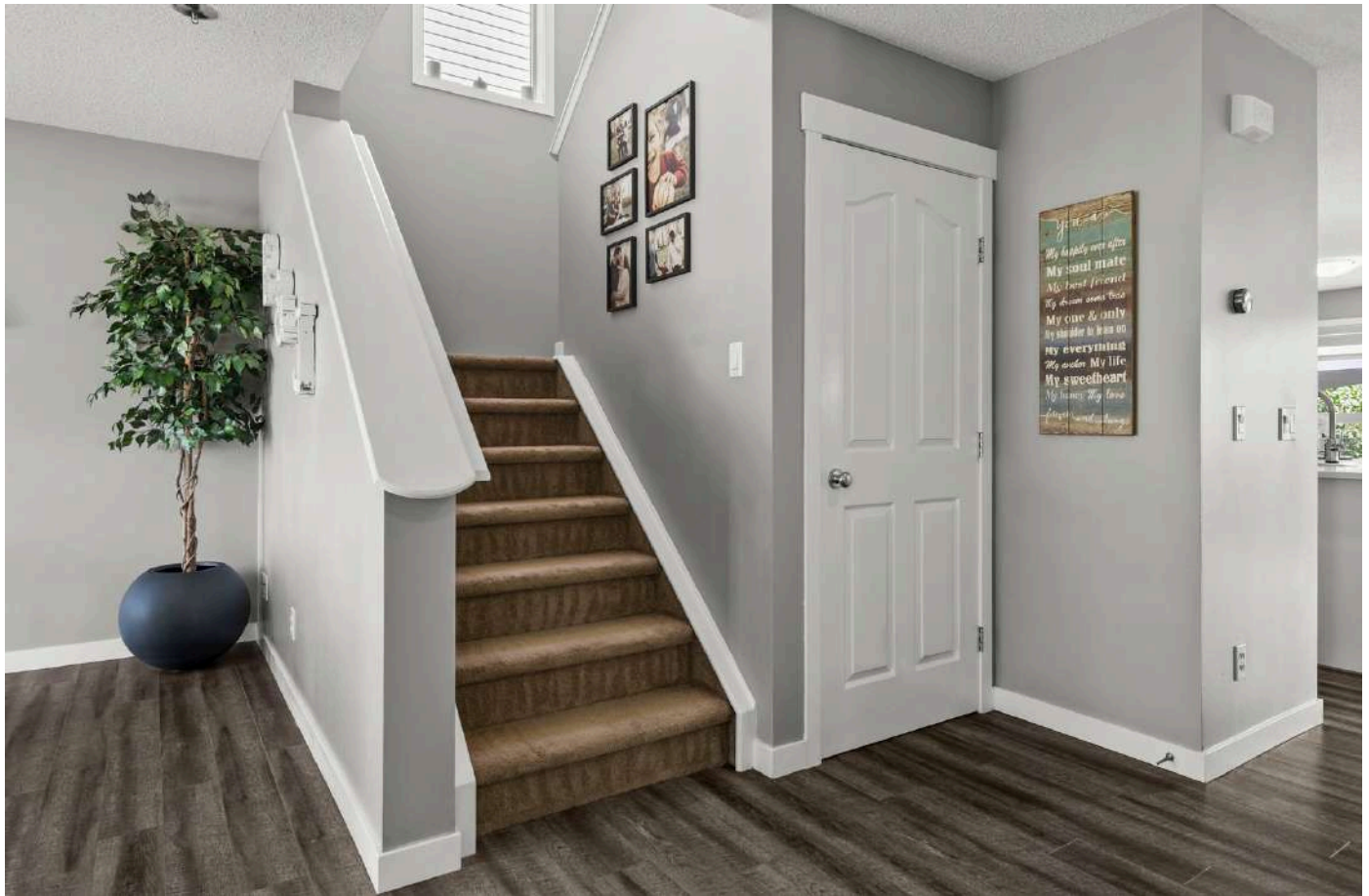




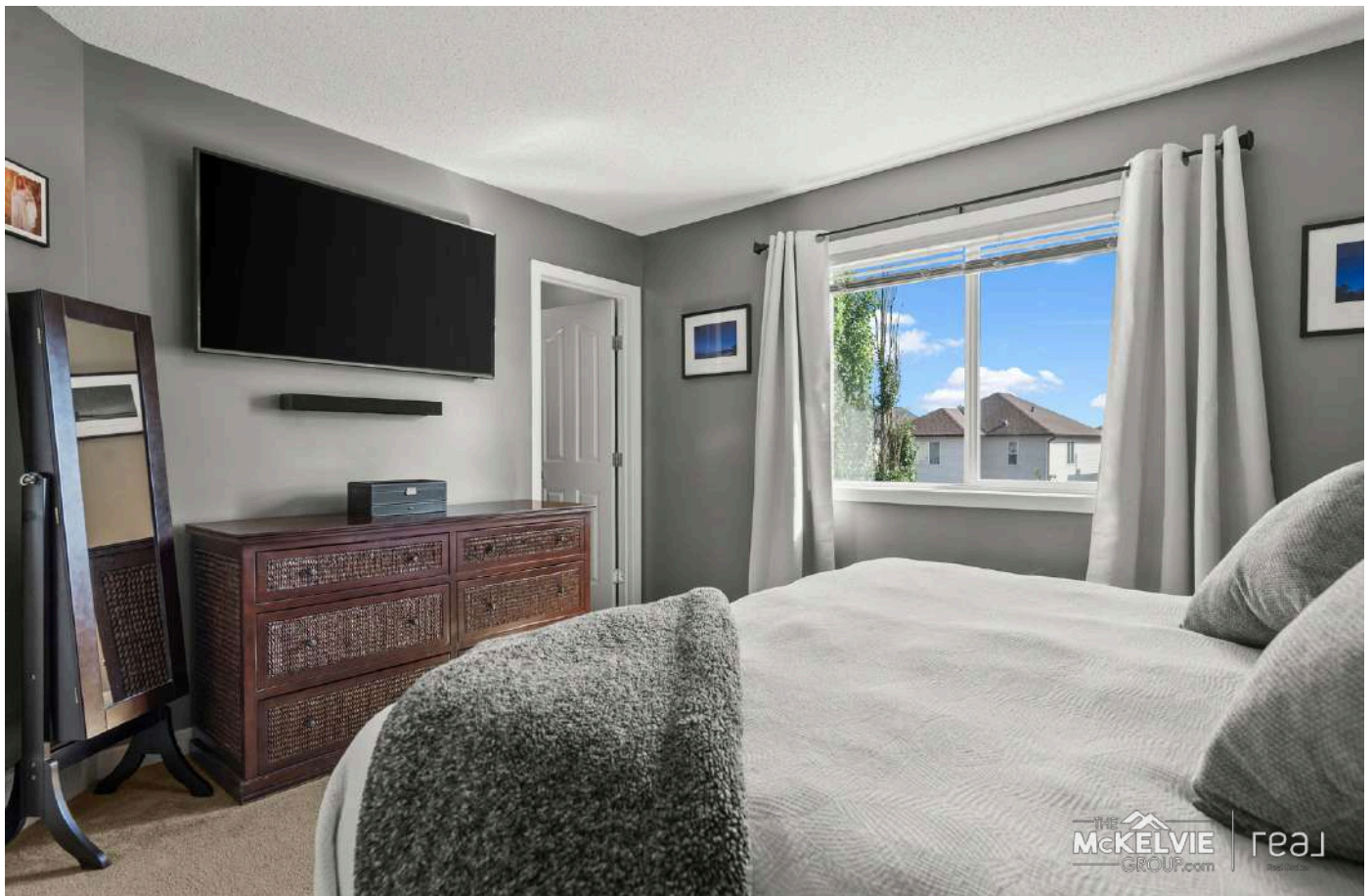










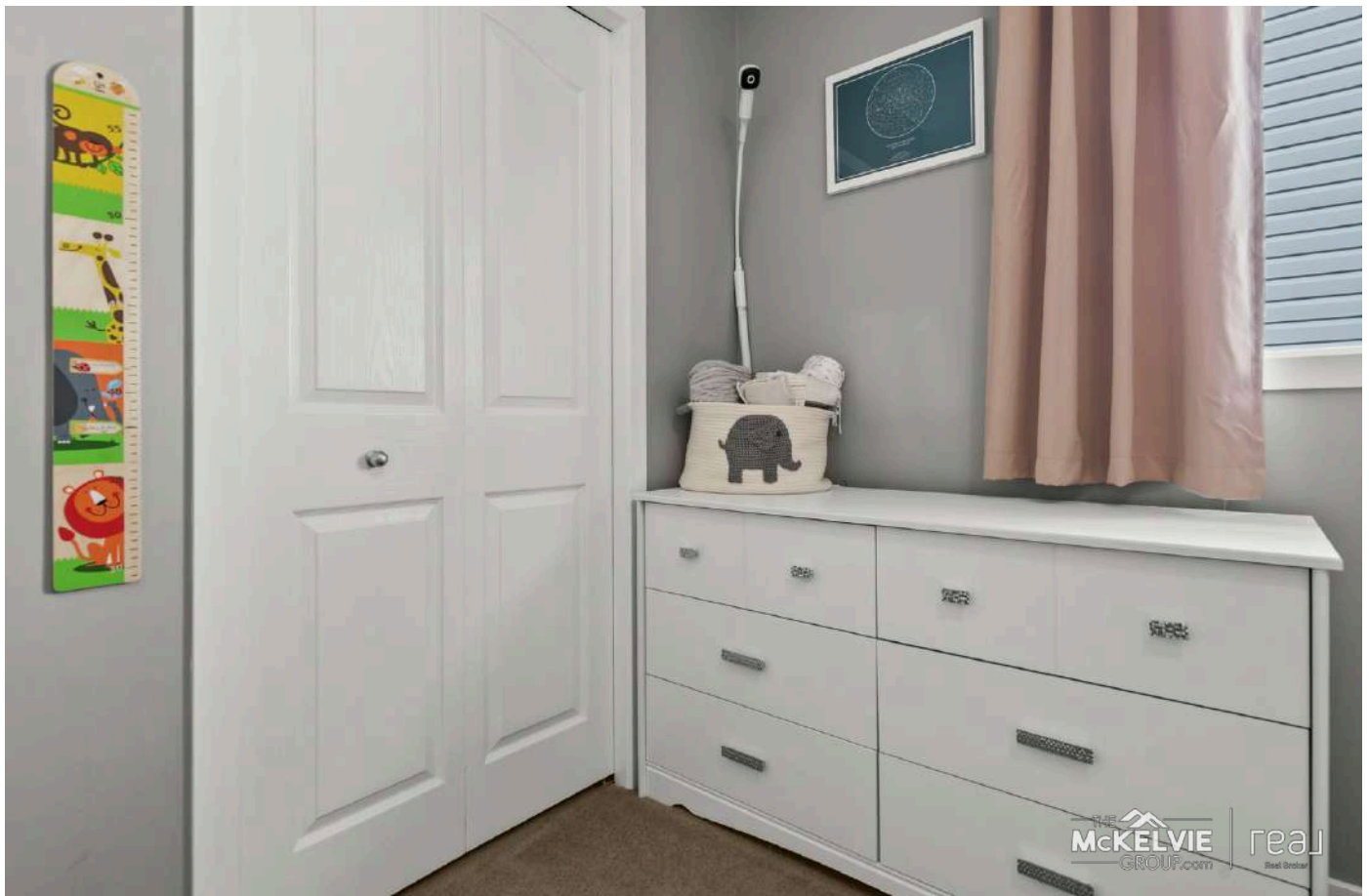
















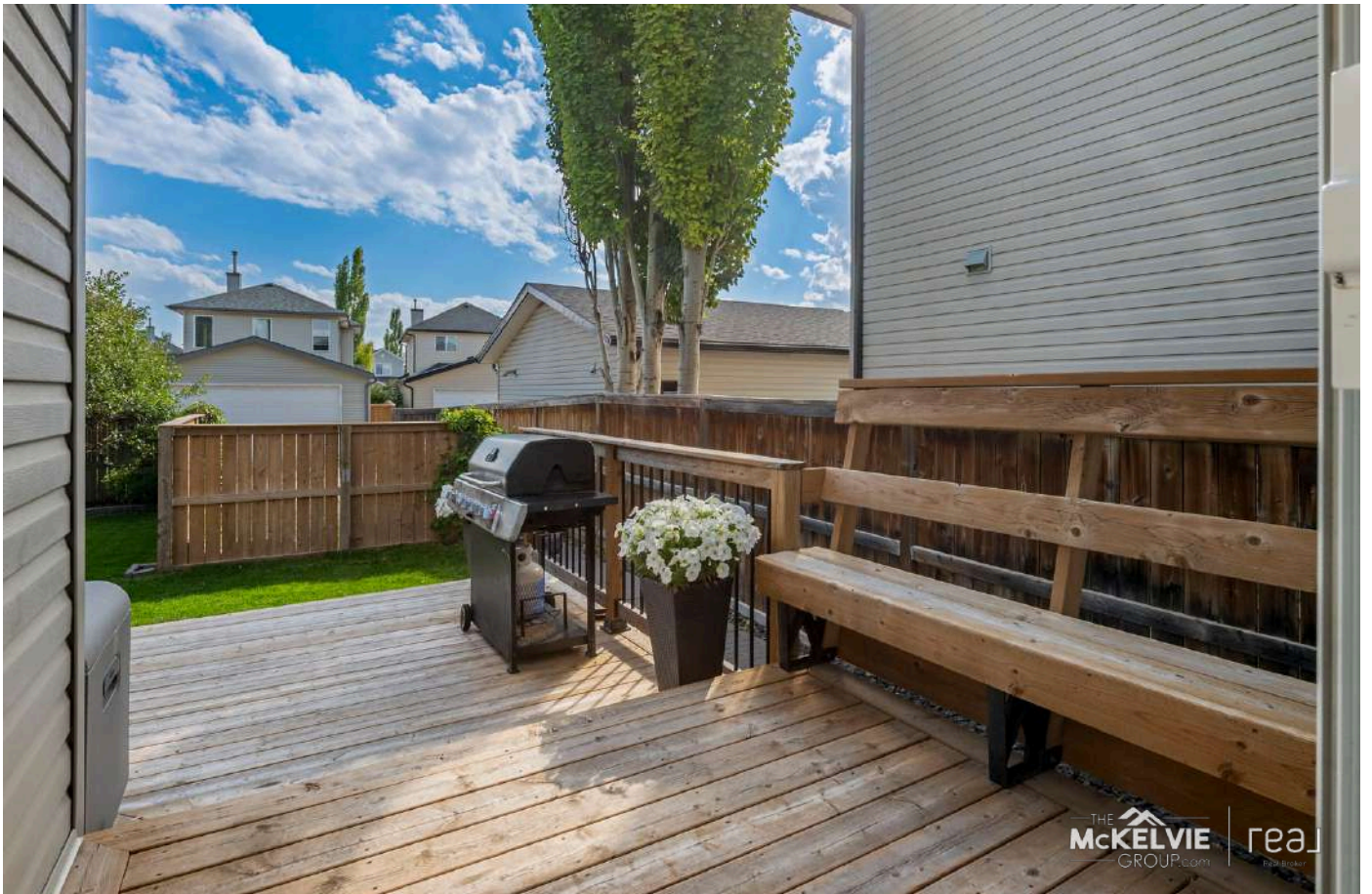






















WELCOME TO

# EVANSTON

THE  
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real  
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# THE COMMUNITY

## WELCOME TO EVANSTON

Evanston is located in Northwest Calgary and was developed in 2007. There are several natural grass lands and parks situated throughout the community. It's also located close to Nose Hill Park and borders onto Stoney Trail that provides quick access to the Calgary International Airport. There are two seniors residents and a walkable town retail centre. The community has an interesting open design concept with very few fences.

A Community Association membership is usually required to participate in recreational, social and educational programs from soccer to girl guides, karate to yoga, stampede breakfasts to senior programs, movie nights and much more! Several Calgary recreation centres will also provide a discount for community association membership holders.

Evanston is conveniently located near popular northwest amenities: Nose Hill Park, several schools, and shopping centres including CrossIron Mills. For those who travel frequently, Evanston is a short drive from the airport, and well positioned near Stoney Trail for trips on the QE2 Highway or escapes to Banff and Kananaskis.

### LINKS:

#### **Evanston Creekside Community Association**

Box 47059, #20,12192

Symons Valley Rd NW

403.538.2599

<https://eccacalgary.com/>

#### **Community Facebook**

[https://www.facebook.com/](https://www.facebook.com/EvanstonCreekside/?ref=search)

[EvanstonCreekside/?](https://www.facebook.com/EvanstonCreekside/?ref=search)

[ref=search](https://www.facebook.com/EvanstonCreekside/?ref=search)



### **Public Transit:**

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>



# SHOPPING

## LOCAL SHOPPING

### EVANSTON TOWN CENTRE

2060 Symons Valley Parkway NW

Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants, shops and services.

### SAGE HILL PLAZA

Sage Hill Plaza NW

Tenants include: Walmart, coffee shops, restaurants, shops and services and more.

### WALMART SUPERCENTRE

35 Sage Hill Gate NW

OPEN: 7AM to 11PM

587-230-8411

### GATES OF NOLAN HILL - SHOPPING PLAZA

Nolan Hill Blvd and Shaganappi Trail

Tenants include: Petro Canada, State and Main Pub, Breathe Hot Yoga, Nolan Hill Pet Hospital and much more.

### CREEKSIDE SHOPPING CENTRE

12432 Symons Valley Rd NW

Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

### BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



# SHOPPING

**Conveniently located close to all amenities**

## GROCERY STORES

Sobeys - 2060 Symons Valley Parkway  
Creekside Co-op - 12000 Symons Valley Rd NW  
Walmart Super Centre - 35 Sage Hill Gate NW  
Save-On-Foods - 225 Panatella Hill NW  
R.C. Superstore - 100 Country Village Rd NE



## CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>

## NEW HORIZON MALL

260300 Writing Creek Cres, Rocky View No. 44, AB T0M 0E0

<http://newhorizonmall.com/>

## PARKS & RECREATION



## VIVO REC CENTER-

11950 Country Village Link NE Calgary, Alberta

Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM

SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>





# COMMUNITY

## PARKS & RECREATION



### SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

### NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km<sup>2</sup> (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



### LIBRARIES

#### Sage Hill Library -

19 Sage Hill Passage NW. 403-260-2600

#### The Country Hills Library -

Located in the VIVO Rec Centre

# COMMUNITY - SERVICES

## POLICE

**CALL 911 FOR ALL EMERGENCIES.**

**Calgary Police Service District 7 -  
Country Hills**

11955 Country Village Link NE

Phone: (403) 428-6700

## FIRE STATION

**CALL 911 FOR ALL EMERGENCIES.**

**Residential Fire Station No. 40**

121 Sage Bank Crescent NW

**Hidden Valley Fire Station No. 36**

10071 Hidden Valley Dr NW, Calgary

## HOSPITALS

**FOOTHILLS MEDICAL CENTRE**

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

**ALBERTA CHILDREN'S HOSPITAL**

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

**COCHRANE COMMUNITY HEALTH  
CENTRE**

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

**SHELDON M. CHUMIR HEALTH  
CENTRE**

(24 HOURS)

1213 4 St SW

403-955-6200

[https://www.albertahealthservices.ca/  
findhealth/facility.aspx?id=1018406](https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406)

## WALK-IN CLINICS

**Evanston Medical Clinic**

2060 Symons Valley Pkwy NW #8120

403-454-5580

<http://evanstonmedicalclinic.ca/>

**Sage Medical Clinic**

35, Sage Hill Gate NW (Walmart)

403-776-6186

[https://calgaryareadocs.com/clinic/sa  
ge-medical-clinic](https://calgaryareadocs.com/clinic/sage-medical-clinic)

**Nolan Medical Clinic**

#402 - 8 Nolan Hill Blvd NW

403-455-5655

<http://totalhealthsolutions.ca/nolanhill/>

## DENTISTS

**Creekside Dental Clinic**

12192 Symons Valley Rd NW #4

403-730-8020

<https://www.creeksideclinicdental.com/>

**Sage Hill Dental**

49 Sage Hill Passage NW

587-619-7247

<https://sagehilldental.ca/home>



# COMMUNITY

## SERVICES



## VETS

### EVANSTON PET HOSPITAL

2024, 2060 Symons Valley Pkwy NW  
587-230-4665

<http://evanstonpethospital.com/>

### SAGE HILL ANIMAL HOSPITAL

116- 65 Sage Hill Plaza NW  
403-567-8878

<https://sagehillanimalhospital.com/>

### NORTH VETERINARY HOSPITAL

OPEN 24 Hours  
4204 4th Street N.W.  
403.277.0135

<https://vcacanada.com/calgarynorth/>

## PHYSIO +

### EVANSTON PHYSIOTHERAPY AND MASSAGE CLINIC

8210-2060 Symons Valley Pkwy  
NW

403-455-7666

<https://www.evanstonphysio.ca/>

### MOMENTUM HEALTH CREEKSIDE

12192 Symons Valley Rd NW #4  
403-239-6773

<https://www.momentumhealth.ca/>

### SAGE HILL PHYSIOTHERAPY

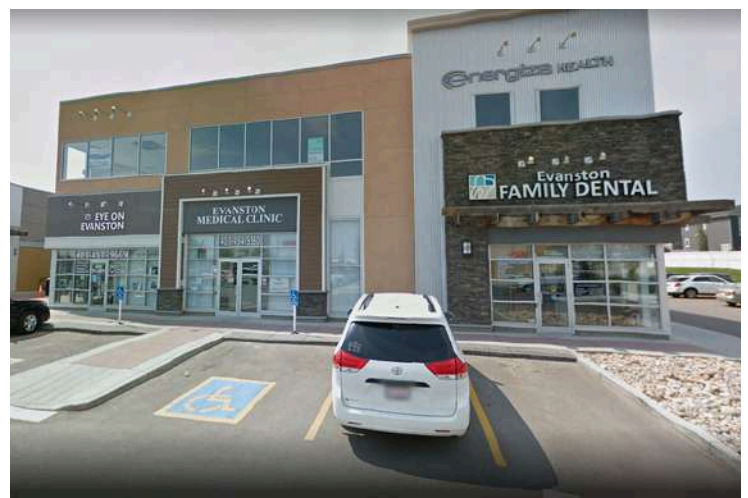
23 Sage Hill Passage NW  
587-535-1230

<http://www.sagehillphysio.com/>

### ENERGIZE HEALTH

8230 - 2060 Symons Valley Pkwy NW  
403-455-8220

<https://energizehealth.ca/>



# SCHOOLS



## PUBLIC SCHOOLS

### **Kenneth D. Taylor School (K-4)**

30 Evanscove Circle NW

403-817-3504

<http://school.cbe.ab.ca/school/kennethdtaylor/Pages/default.aspx>

### **Simon Fraser School (5-9)**

5215 33 St NW

403-777-7290

<http://school.cbe.ab.ca/school/SimonFraser/>

### **James Fowler High School (10-12)**

4004 4 St NW Calgary

403-230-4743

<http://schools.cbe.ab.ca/b825/>

## CATHOLIC SCHOOLS

### **Our Lady Of Grace School (K-9)** Catholic

736 Evanston Drive NW

403-500-2124

<https://www.cssd.ab.ca/schools/ourladyofgrace/Pages/default.aspx>

### **Notre Dame High School (10-12)** Catholic

11900 Country Village Link NE

403-500-2109

<https://www.cssd.ab.ca/schools/notredame>

## FRENCH IMMERSION

### **King George School (French Immersion) K-6**

2108 10 St NW Calgary

403-777-6210

<http://school.cbe.ab.ca/school/KingGeorge>

### **Georges P. Vanier School (French Immersion) 7-9**

509 32 Ave NE

403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

### **William Aberhart (French Immersion) 10-12**

3009 Morley Trail NW

403-289-2551

<http://schools.cbe.ab.ca/b829/aberhart/index.htm>

### **St. Pius X (French Immersion) K - 6**

2312 - 18 Street NW

403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

### **Madeleine d'Houet (French Immersion)**

108-22 Ave NW

403-500-2008 Grades 7 - 9

<https://www.cssd.ab.ca/schools/madeleinehouet/Pages/default.aspx>