

# \$1,024,900 - 325 Evanspark Gardens Nw, Calgary

MLS® #A2246779

**\$1,024,900**

4 Bedroom, 4.00 Bathroom, 2,302 sqft

Single Family on 0.10 Acres

Evanston, Calgary, Alberta

This exquisite executive home is located on a pie-shaped corner lot in the vibrant community of Evanston. This home has been freshly painted and the roof and garage door have just been replaced. You are greeted by a spacious foyer and gleaming hardwood floors that continue throughout the main floor. The open floor plan and wall of windows overlooking the backyard allow for an abundance of natural light to fill the great room. The kitchen elegantly showcases ample rich cabinetry with granite counters and a large island. It features a gas range and a walk through pantry for extra storage. The great room is centered by a gas fireplace that will add ambience to your entertaining. A den and 2 piece bathroom complete the main floor. Upstairs there is a spacious bonus room with soaring vaulted ceilings that your family will love. The primary retreat is perfect for a king size bed and has a large walk-in closet and sumptuous ensuite bath with a deep soaker tub. There are two more good sized bedrooms plus a full bath and laundry room to complete the upper floor. The walk-up basement is fully developed into a one bedroom plus den legal suite with its own private entrance. It has its own kitchen, bath, living room and laundry. The suite could easily be used as an entertainment area with a wet bar as well. The large backyard will be your private oasis complete with a huge two-tier deck that was made for entertaining. Parking is a breeze with the double attached garage and concrete



driveway. Call today! (id:6289)

Built in 2012

### Essential Information

Listing #	A2246779
Price	\$1,024,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,302
Acres	0.10
Year Built	2012
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	325 Evanspark Gardens Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0G6

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement	Yes
Basement	Separate entrance, Walk-up

## Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Pulse Real Estate
----------------	-------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 5:31am PDT