

\$649,500 - 172 Evanspark Gardens Nw, Calgary

MLS® #A2255176

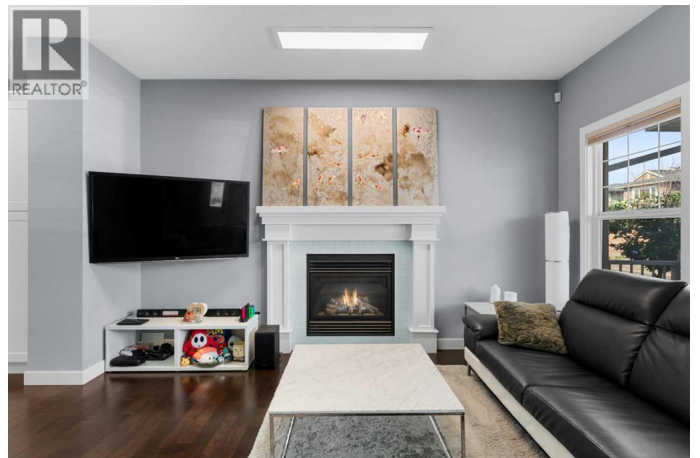
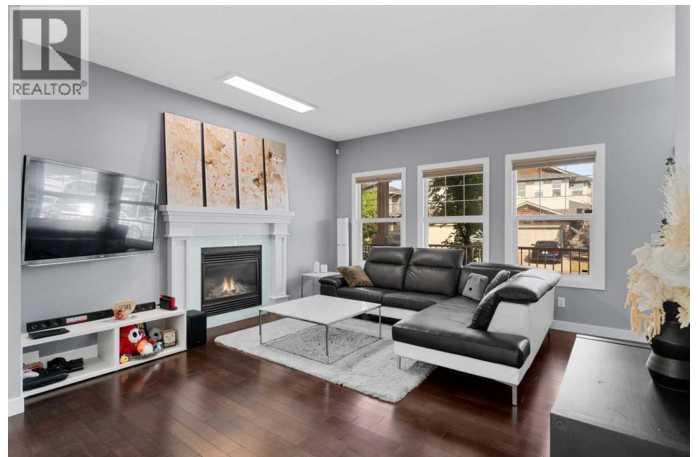
\$649,500

4 Bedroom, 4.00 Bathroom, 1,653 sqft

Single Family on 0.07 Acres

Evanston, Calgary, Alberta

Step into timeless elegance in this meticulously designed residence, nestled in the coveted community of Evanston. Perfectly positioned on a quiet street just steps from a greenspace playground, this beautiful two-storey home boasts nearly 2,400 sq. ft. of refined living, combining modern sophistication with family comfort. The main level welcomes you with 9-ft ceilings, hardwood floors, and an open-concept design that seamlessly connects the living, dining, and kitchen spaces. A striking gas fireplace anchors the living room, while the chef-inspired kitchen dazzles with pristine quartz countertops, premium KitchenAid stainless steel appliances including a newer gas stove, custom shaker cabinetry, and an expansive island with raised breakfast bar seating for casual dining. The rear dining nook flows effortlessly onto a sun-drenched south-facing deck, complete with a BBQ gas line—ideal for entertaining or relaxing summer evenings. Upstairs, the private primary retreat impresses with vaulted ceilings, a generous walk-in closet, and a luxurious 5-piece spa ensuite featuring dual vanities, a deep soaker tub, and a glass-enclosed shower. The two additional bedrooms provide plenty of room for children, guests, or a home office and a thoughtfully designed 4pc full bath with hidden linen storage. The fully finished basement expands the living space with a sprawling family/media room, a spacious fourth bedroom, and a modern 3-piece bathroom. Every detail reflects pride of



ownership, with upgrades including Central Air Conditioning, new siding and roof, a new water heater, upgraded lighting, Hunter Douglas window treatments, wide staircases, and a double detached garage (built in 2020). Ideally located, this home offers unparalleled convenience—just steps to playgrounds, a short stroll to Sobeys and local shops, close to schools, and with effortless access to major roadways. A rare opportunity to own a residence that balances luxury and lifestyle—your Evanston dream home awaits. (id:6289)

Built in 2011

Essential Information

Listing #	A2255176
Price	\$649,500
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,653
Acres	0.07
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	172 Evanspark Gardens Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0G7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage

of Garages 2

Interior

Appliances Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer

Heating Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Stone, Vinyl siding

Exterior Features Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty



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