

\$824,900 - 643 Evanston Drive Nw, Calgary

MLS® #A2263709

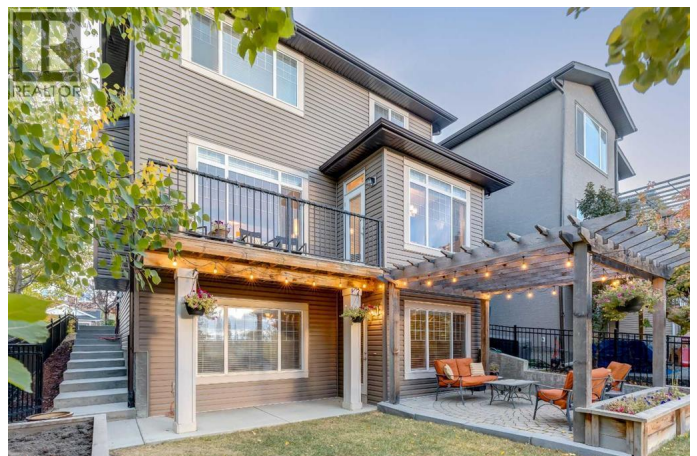
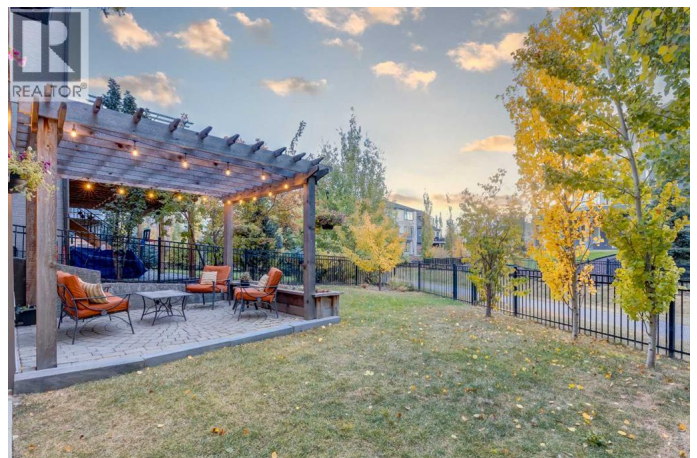
\$824,900

3 Bedroom, 3.00 Bathroom, 1,721 sqft

Single Family on 0.09 Acres

Evanston, Calgary, Alberta

Nestled in the heart of family-friendly Evanston, this beautifully maintained two-storey home combines thoughtful design with timeless comfort. From the moment you step inside, you're greeted by a warm, inviting layout that instantly feels like home. With three bedrooms and two and a half bathrooms, this home offers functionality for the whole family. Perfectly positioned beside walking paths to access the Evanston Lookout, this property enjoys extra privacy on one side and backs directly onto the community's scenic pathways offering peaceful ridge views and breathtaking sunsets that fill the home with golden light. The heart of the home is the kitchen featuring quartz countertops, stainless steel appliances, glass tile backsplash, corner pantry, and breakfast bar ideal for morning coffee or casual family meals. The living room features a sleek gas fireplace and the dining space is ideal for family gatherings. Walk-out onto your patio from the dining space and enjoy the tranquil vistas with glass of wine in hand. Completing the main floor is your attached double garage, laundry room and 2pc powder bathroom. Upstairs, a spacious bonus room with 9-foot ceilings provides the perfect space for movie nights or play area and the built-in desk is ideal for an office or study space. The primary suite offers beautiful ridge views, walk-in closet and 4pc ensuite bathroom with separate shower and large corner soaker tub. The undeveloped walk-out basement with a



roughed-in bathroom is ready for your personal touch – whether that’s a future bedroom, fitness space, recreation room... or a combination of all three! Step outside to a west-facing backyard made for entertaining, complete with a stone patio, wood pergola, and custom wood planters surrounded by sunshine. With a brand new roof, gutters, and vinyl siding (2025), you can move in with confidence. All of this, just minutes from the Evanston West Lookout Point, top area schools including Our Lady of Grace and Kenneth D. Taylor School, parks and shopping – this home truly has it all.

(id:6289)

Built in 2013

Essential Information

Listing #	A2263709
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,721
Acres	0.09
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	643 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0H7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks, Other, Closet Organizers

Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
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Listing information last updated on October 21st, 2025 at 11:46pm PDT