

\$575,000 - 74 Evansbrooke Way Nw, Calgary

MLS® #A2265904

\$575,000

3 Bedroom, 2.00 Bathroom, 1,338 sqft
Single Family on 0.09 Acres

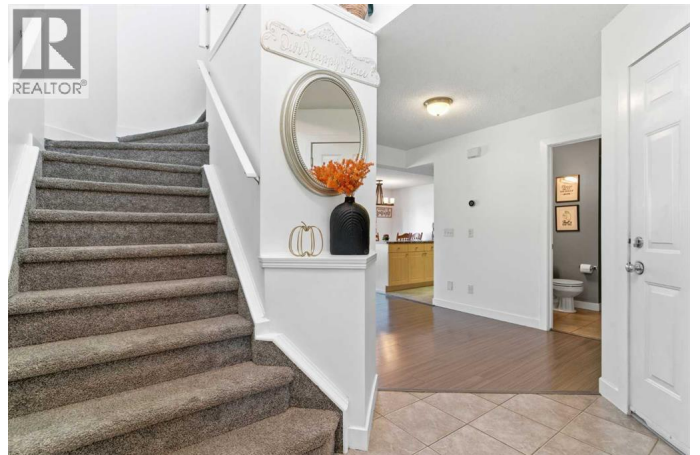
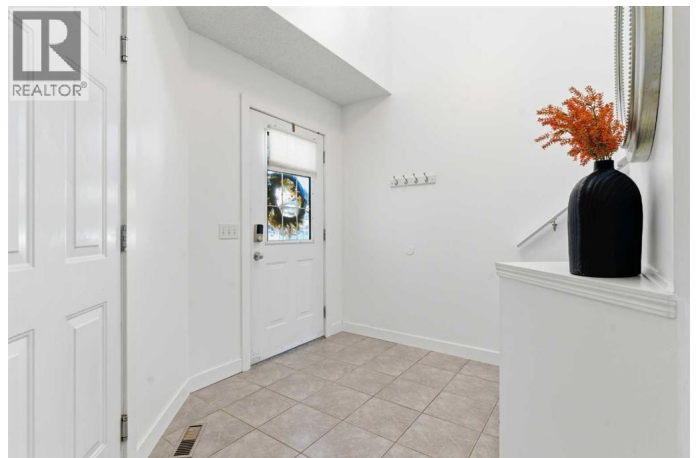
Evanston, Calgary, Alberta

***OPEN HOUSE, Sat, Nov 1,
1:00pm-4:00pm*** Welcome home! This charming 3-bedroom, 1.5-bathroom home offers warmth and comfort from the moment you step inside. The inviting living room features a cozy fireplace—perfect for relaxing evenings or family gatherings. The finished basement provides a versatile space ideal for entertaining, a play area, or a home theatre setup. Conveniently located close to schools, walking paths, and with easy access to major roads, this home combines comfort with everyday convenience. Move-in ready and beautifully maintained, this is the perfect place to start your next chapter. **BONUS FEATURES:** Hot water tank (Jan. 2024), Upstairs bathroom-flooring and toilet (Aug 2025), Garage Door (Feb 2025), Washer and Dryer (April 2025), Roof (Sep 2025), Siding (left side of the house-Oct.2025) ***VIRTUAL TOUR AVAILABLE*** (id:6289)

Built in 2003

Essential Information

Listing #	A2265904
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,338
Acres	0.09



Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	74 Evansbrooke Way Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P1C7

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on November 4th, 2025 at 8:16pm PST