

\$639,900 - 240 Evanspark Gardens Nw, Calgary

MLS® #A2266513

\$639,900

3 Bedroom, 4.00 Bathroom, 1,720 sqft

Single Family on 0.08 Acres

Evanston, Calgary, Alberta

Tucked into the vibrant community of Evanston NW, this beautifully upgraded detached 2-storey home offers the perfect balance of modern living and functional design. With 3+1 bedrooms, 3.5 bathrooms, and approximately 1,720 sq. ft. of thoughtfully planned space, every corner has been tailored for comfort, convenience, and style. Step inside and be welcomed by soaring ceilings in the main living room, where oversized windows draw in natural light and create a warm, airy ambiance. At the heart of the home is an oversized kitchen island, finished with granite countertops and sleek stainless-steel appliances, an entertainer's dream! The formal dining area flows seamlessly through south-facing 8-ft sliding patio doors, extending your living space to the outdoors. Practical touches enhance everyday living, including a versatile nook perfect for a coffee bar or work from home station, and a functional side entrance leading to a well-organized mudroom. The south-facing backyard features a spacious two-tier deck with gazebo, ideal for BBQs, summer evenings, or hosting friends. Out back, you'll also find an oversized, insulated, double detached garage, along with a new roof (2025) and refreshed siding, providing peace of mind for years to come. Upstairs, the home is designed with family in mind, offering three spacious bedrooms, upstairs laundry, and plenty of natural light throughout. The primary suite boasts a spa-inspired ensuite with a soaker tub,



separate tiled shower, and a generous walk-in closet. The fully finished basement adds even more versatility, complete with a recreation room or home gym, a private bedroom, and a 3pc bathroom, perfect for guests, extended family, or a quiet retreat. Additional comforts include central air conditioning and oversized windows that bath the home in sunlight. Located between public & catholic schools with a new high under construction nearby. Living here means enjoying quick access to Symons Valley amenities, Carrington's 14th Street NW shops, and easy routes via Stoney Trail, Beddington Trail, and 144th Ave NW. Whether commuting downtown or escaping to the mountains, this location keeps you connected while still feeling like a retreat. This Evanston gem truly combines function, beauty, and location: the kind of home that makes every day feel elevated. (id:6289)

Built in 2013

Essential Information

Listing #	A2266513
Price	\$639,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,720
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	240 Evanspark Gardens Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0G5

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, PVC window, Level, Gazebo
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Asphalt, Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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