

# \$838,900 - 197 Evanspark Gardens Nw, Calgary

MLS® #A2217218

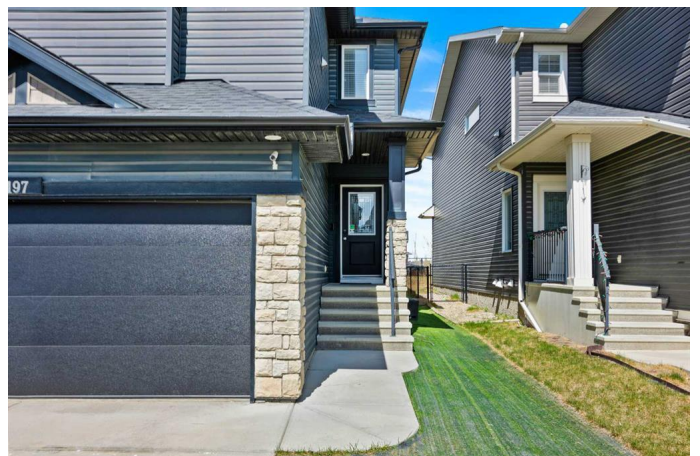
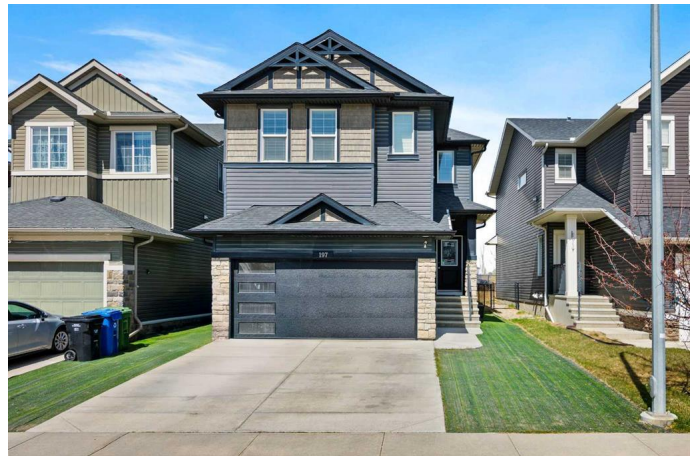
**\$838,900**

6 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 197 Evanspark Gardens NW â€” a beautifully maintained and generously sized home located in the heart of the family-friendly community of Evanston. Boasting 6 bedrooms and 3.5 bathrooms, this home is perfect for growing families or multi-generational living. Step inside to discover a bright and functional layout with an office space and an open-concept living area with a modern kitchen, stainless steel appliances, granite countertops, a large island, and ample cabinetry â€” ideal for entertaining or everyday family life. Moving upstairs, you will find 4 bedrooms and a bonus room on the upper level, including a spacious primary suite complete with a walk-in closet and a luxurious ensuite bathroom. Enjoy the convenience of a second-floor laundry room, making daily chores a breeze. The fully finished basement offers 2 additional bedrooms, a full bathroom, and a large recreation space, perfect for a home office, or a guest rental suite. A double attached garage with EV charging already installed provides secure parking and extra storage, while the landscaped backyard is ready for summer enjoyment and family gatherings. This home also features brand-new siding on two sides of the property and a recently installed roof both done in 2025, offering not only enhanced curb appeal but also long-term peace of mind. The fresh exterior delivers a modern, low-maintenance look while providing superior protection from the elementsâ€”perfect for years of worry-free



living. Located just steps from schools, parks, and shopping, this home offers exceptional value in a vibrant, amenity-rich community. This is your opportunity to own a turn-key property in one of Calgary’s most sought-after neighborhoods – don’t miss out!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217218    |
| Price          | \$838,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,210       |
| Acres          | 0.08        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 197 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G6                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                                       |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full, Suite                                                                                                                  |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Street Lighting |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | R-G           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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