

# \$878,000 - 314 Evanston Drive Nw, Calgary

MLS® #A2218569

**\$878,000**

5 Bedroom, 4.00 Bathroom, 2,363 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

OPEN HOUSE 07 JUNE SATURDAY AND SUNDAY 08 JUNE BETWEEN 12-4PM. This stunning property boasts a total developed living area of 3,247 sq. ft., offering an impressive blend of contemporary upgrades and timeless elegance. From the moment you step inside, you'll be greeted by brand-new finishes throughout, including fresh paint, stylish flooring, and beautifully upgraded bathrooms. High ceilings, subtle LED lighting, and an open, airy design create an inviting atmosphere, ensuring comfort and sophistication at every turn.

The main level features a gourmet kitchen that is a chef's dream—completely renovated with top-of-the-line appliances, sleek countertops, and ample cabinet space. Adjacent to the kitchen, the dining area provides a perfect setting for family meals or entertaining. A versatile flex room offers endless possibilities, while the grand living room is centered around a cozy gas fireplace, perfect for those colder evenings. Upstairs, the open bonus room will surely impress, featuring vaulted ceilings, three skylights that flood the space with natural light, and a private balcony where you can take in the surrounding views. The home includes three spacious bedrooms, each thoughtfully designed for comfort and tranquility, as well as two fully renovated bathrooms. The laundry room is equipped with a fresh linen closet, making daily chores a breeze. The expansive master suite is a true retreat, featuring a generous walk-in closet



and a luxurious 5-piece ensuite bathroom complete with a relaxing Jacuzzi tubâ€”ideal for unwinding after a long day. The fully developed basement with a soundproof roof offers additional living space with a 2-bedroom suite featuring a modern kitchen with brand new appliances, a full bathroom, and its own private entranceâ€”perfect for guests, in-laws, or potential rental income. Located in a desirable neighborhood, this home is surrounded by convenient amenities, including a FreshCo shopping center, a spacious field with a playground, baseball area, two nearby elementary schools, and an incoming middle school (Evanston Middle School). Easy transit access, flat walking paths ideal for elders, and numerous parks make this an incredibly family-friendly location. Plus, youâ€™re just minutes away from Beacon Hill shopping center with Costco and Walmart, and only a short 10-minute drive to Calgary International Airport. Recent upgrades, including new LED lighting, a new electrical charging outlet in the garage and brand-new carpeting throughout, further elevate the already stunning property. This home is truly a gemâ€”donâ€™t miss your opportunity to make it yours!

Built in 2009

### **Essential Information**

MLS® #	A2218569
Price	\$878,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,363
Acres	0.10
Year Built	2009
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	314 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0e3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Pellet Stove
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
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Days on Market	5
Zoning	R-G

## **Listing Details**

Listing Office	URBAN-REALTY.ca
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