

# \$614,888 - 817 Evanston Drive Nw, Calgary

MLS® #A2226610

**\$614,888**

3 Bedroom, 3.00 Bathroom, 1,553 sqft

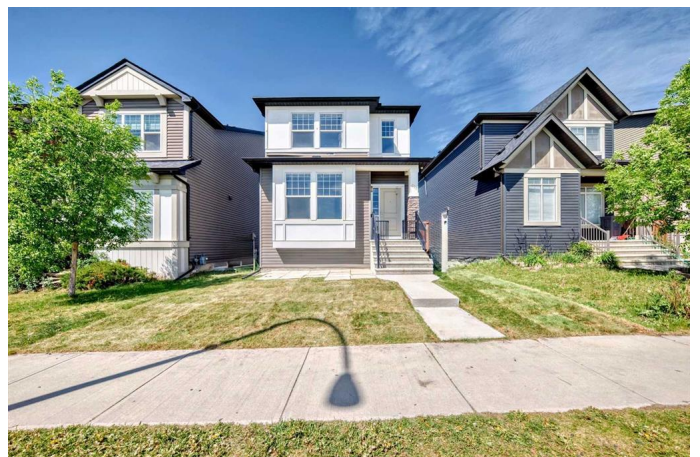
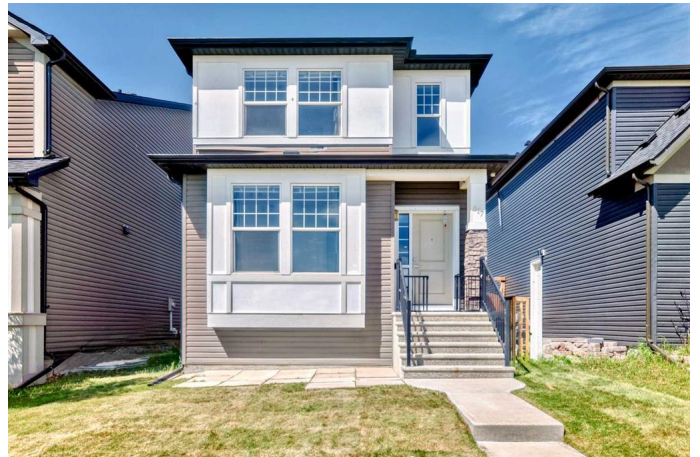
Residential on 0.07 Acres

Evanston, Calgary, Alberta

~ WELCOME to the Desirable Community of EVANSTON~ ACROSS FROM THE PLAYGROUND & A NICE FRONT VIEW A WELL KEPT 2 STORY 1552 SQFT OPEN FLOOR PLAN 3 BEDROOMS TWO & HALF WASHROOMS , MAIN FLOOR DEN/OFFICE, LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD,DEERFOOT TRAIL MINUTES AWAY FROM CROSSIRON MALL, NEW FRESHCO,Shoppers Drug Mart Shopping,Transit & PARK! Your New Home Welcomes you with Open Concept Nice & bright OPEN CONCEPT FLOOR PLANS

As you enter your new home you are met by OPEN TO ABOVE ENTRY WAY & SOUTH FACING OFFICE/DEN ROOM which flows into the main floor living space. Your new kitchen has decent amount of Kitchen Cabinets & Island ALL KITCHEN STAINLESS STEEL APPLIANCES REFRIGERATOR,ELECTRIC STOVE,MICROWAVE HOOD FAN, DISHWASHER,WASHER & DRYER & CENTRAL A/C, BUILT IN SPEAKERS\* Your dining area is just off the kitchen and has enough space for dining table; Your spacious FAMILY ROOM is flooded with lots of natural light & features a cozy GAS fireplace \*MAIN FLOOR HAS LAMINATE FLOORING & A 2-piece washroom on Main Floor complete this level

UPSTAIRS It has 3 Generously sized bedrooms 2 FULL WASHROOMS, Your master suite will be a private Oasis with Soaker tub & standing Shower, walk-in closet. This house has Nice SIZE DECK FOR BBQ &



A SUNNY Backyard is Fully landscaped front & backyard and Fenced! The Back Lane IS PAVED & access to parking.It has two car CONCRETE PARKING PAD! Basement is Unfinished and ready for your personal touch. Call today to view this Beautiful house !!!

Built in 2013

### Essential Information

MLS® #	A2226610
Price	\$614,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	817 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M4

### Amenities

Parking Spaces	2
Parking	Parking Pad, Rear Drive
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island,
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	Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	3
Zoning	R-G

## Listing Details

Listing Office	Real Estate Professionals Inc.
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