

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

MLS® #A2226610

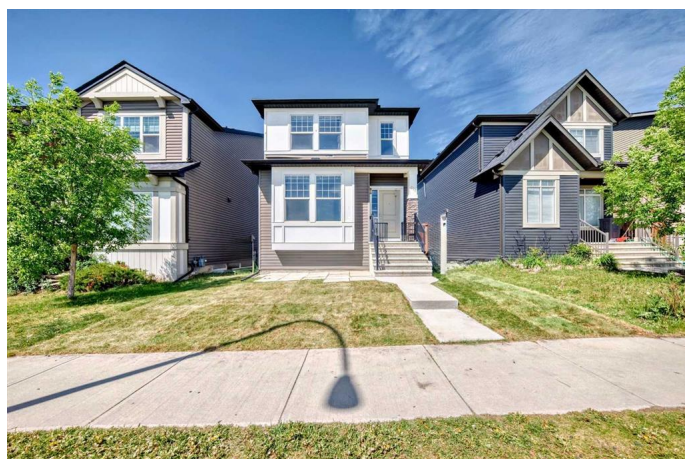
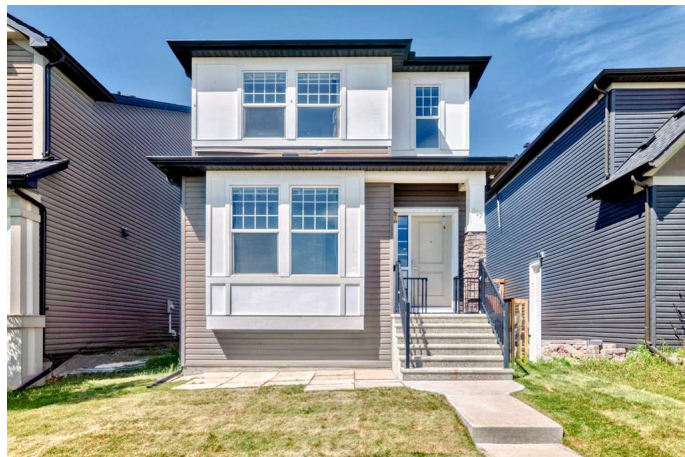
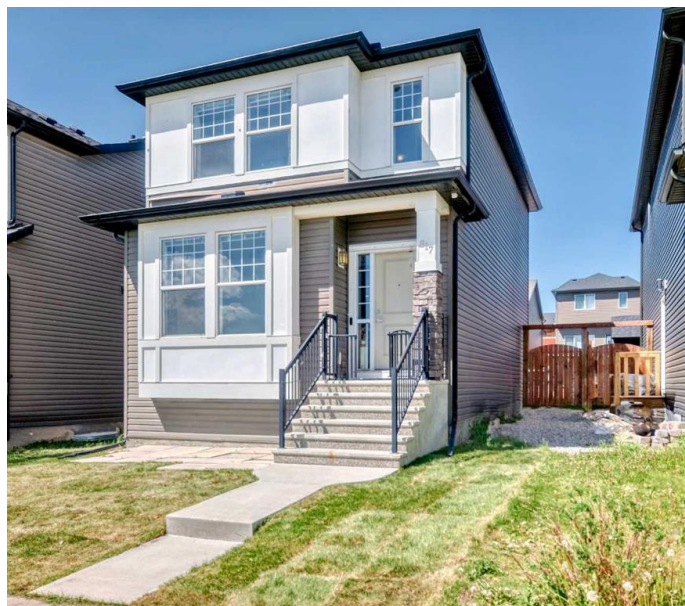
**\$614,888**

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 levelAs 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, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
|                 | 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, Living Room, Mantle, Tile, Glass Doors                                                                           |
| 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 | 5              |
| Zoning         | R-G            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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