

\$425,000 - 96 Evansview Gardens Nw, Calgary

MLS® #A2231485

\$425,000

2 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to 96 Evansview Gardens NW â€”
Nestled in the vibrant, family-friendly
community of Evanston!

Enjoy the convenience of being within walking
distance to schools, parks, scenic pathways,
and all major amenities.

This well-maintained and functional
2-bedroom, 2.5-bath townhouse offers
outstanding value. The extended driveway and
double (tandem) attached garage provide
ample parking and generous storage space.

Step inside to a spacious, tiled entry from
either the front door or garage. Upstairs, you'll
find a warm and inviting living room with
beautiful hardwood flooring, perfect for
relaxing or entertaining. The bright, tiled
kitchen and dining area overlook the recently
rebuilt private patio, which faces a quiet,
landscaped courtyardâ€”an ideal space for
morning coffee or evening gatherings.

The kitchen features sleek dark cabinetry,
stainless steel appliances, quartz countertops,
and a large window that fills the space with
natural light. A stylish 2-piece bathroom
completes this level.

Upstairs, youâ€™ll find the laundry
conveniently located in the hallway, along with
two generously sized carpeted
bedroomsâ€”each with its own private ensuite
bathroom. The stairs to the upper level are



also carpeted for comfort and warmth.

Whether you're a first-time buyer or investor, this is a fantastic opportunity in a sought-after neighbourhood.

Don't miss your chance to make this home yours—schedule a viewing today!

Built in 2011

Essential Information

MLS® #	A2231485
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	96 Evansview Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0L2

Amenities

Amenities	Park, Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	City Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	40
Zoning	M-G d44

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.