

# \$673,999 - 209 Evanspark Gardens Nw, Calgary

MLS® #A2234825

**\$673,999**

3 Bedroom, 3.00 Bathroom, 1,909 sqft

Residential on 0.09 Acres

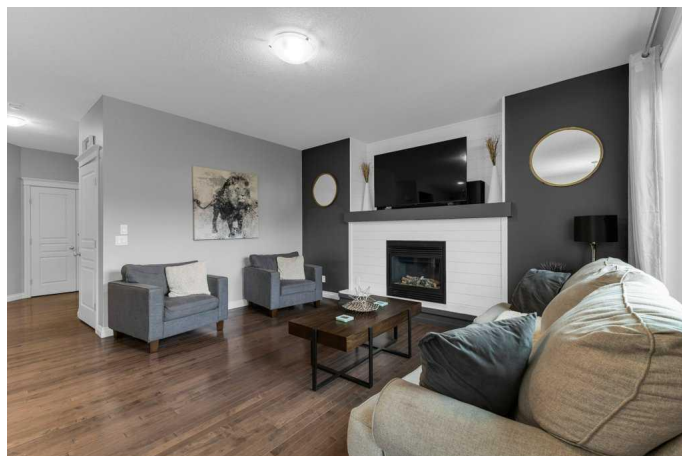
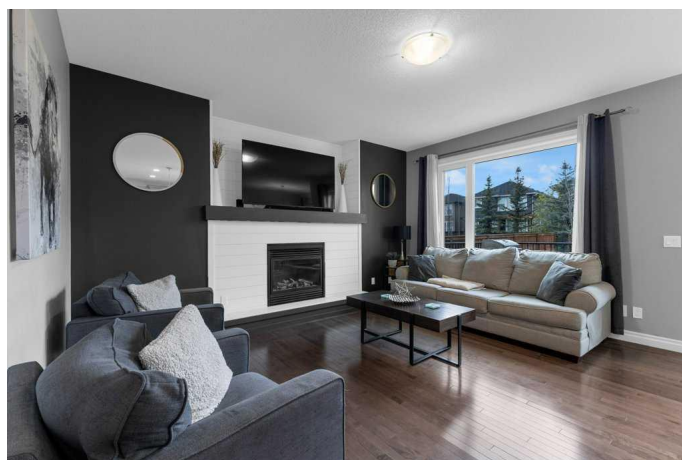
Evanston, Calgary, Alberta

Cozy family home in Evanston offers over 1900 sf of beautifully designed living space. The open concept main floor features a bright family room with gas fireplace, and dining nook that flow into a stylish island kitchen with granite countertops, a large walk-through pantry that connects to a spacious mudroom off the double attached garage. Great deck and backyard for entertaining, and walks along the greenspace. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a four-piece ensuite and a large walk-in closet. A spacious bonus room with bright windows for family time and movie nights. The upper floor also includes a convenient laundry room. With hardwood flooring, tile in high-traffic areas, 9'™ ceilings, and knockdown ceiling texture throughout the main level, this home blends comfort, style, and functionality. Located in northwest Calgary's™ most vibrant communities with scenic pathways, parks, playgrounds, and quick access to major roads, shopping and amenities.

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2234825  |
| Price     | \$673,999 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,909       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 209 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G6                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Built-in Features, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Washer, Window Coverings                      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 77              |
| Zoning         | R-G             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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