

# \$620,000 - 71 Evanspark Road Nw, Calgary

MLS® #A2202833

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,665 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

This beautifully laned home sits in the desirable community of Evanston and is ready for a new family to move in soon. It offers a blend of modern upgrades and spacious living. The exterior features a newer AC unit, low maintenance landscaping, new siding and a new roof is set to be completed in the coming weeks, ensuring that the home looks as fresh as it feels. Enjoy the lovely oversized front porch at the front of the home, perfect for enjoying the neighborhood and relaxing on a warm evening. Step inside to see a well thought out floorplan which separates the two main floor living rooms - an ideal option for a professional that works from home, or perhaps a separate playroom for the kids. Options are really what you have when you move in to this home. The centralized kitchen is equipped with modern stainless steel appliances, granite counters and eating bar, large pantry and well lit dining room. The main floor also includes a convenient half bath. Exiting from the dining room to the deck, youâ€™ll find fully fenced yard and the homeâ€™s back lane access which adds convenience and a touch of privacy. There is a large concrete pad already poured and the wiring is currently there if you're thinking of a future garage. Upstairs, there are two additional bedrooms providing ample space for family members or guests, and a primary bedroom with large ensuite and walk-in closet. Take note that the upper floor has a conveniently built laundry room, a non negotiable for today's busy lifestyle. The



basement is currently unfinished which gives you the flexibility to turn it into whatever you envision, maybe an additional living area, home gym, or storage space - you get to decide. This home offers a wonderful opportunity for anyone looking to settle in Evanston. Don't miss your chance to make it yours!

Built in 2012

### **Essential Information**

MLS® #	A2202833
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	71 Evanspark Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G6

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Plug-In

### **Interior**

Interior Features	Chandelier, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, City Lot, Gentle Sloping, Lawn, Interior Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	11
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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