

\$569,880 - 817 Evanston Drive Nw, Calgary

MLS® #A2226610

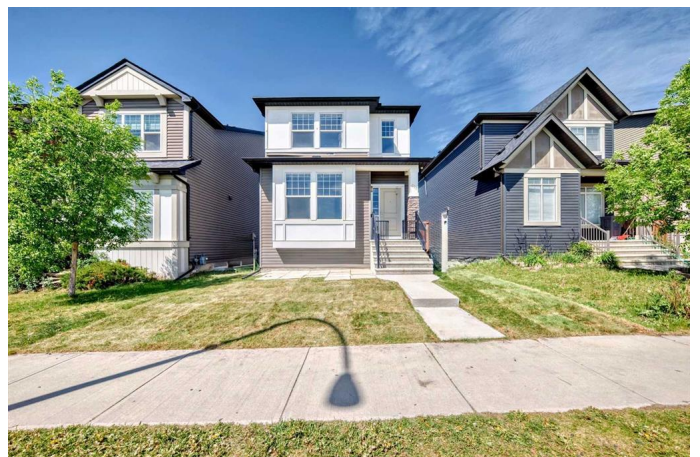
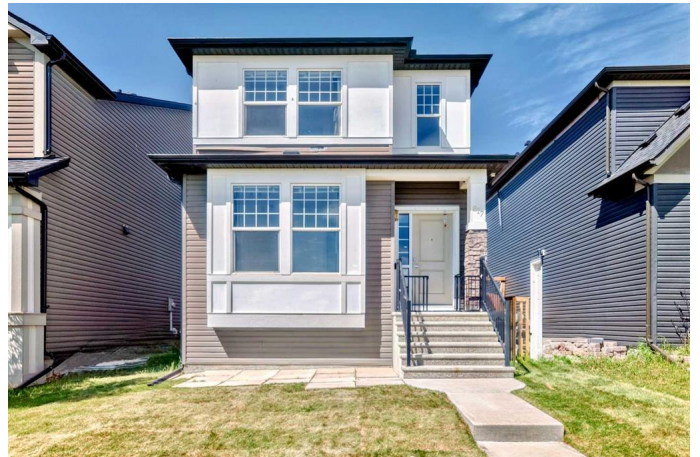
\$569,880

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,TIM HORTONS ,POPEYES,Shopping,Transit & PARK/ PLAY GROUND, SCHOOLS ARE CLOSE BY ! 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 Fencedâ€¦ The Back Lane IS PAVED & access to parking. It has two car CONCRETE PARKING PADâ€¦ Basement is Unfinished and ready for your personal touch. Call today to view this Beautiful house !!!

Built in 2013

Essential Information

MLS® #	A2226610
Price	\$569,880
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, Glass Doors, 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	33
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.