

# \$734,900 - 208 Evansview Road Nw, Calgary

MLS® #A2254951

**\$734,900**

3 Bedroom, 3.00 Bathroom, 2,302 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 18th,  
2-4PM! HOME SWEET HOME! LIVE STEPS  
FROM THE RIDGE WALKING TRAILS AND  
EVANSTON WEST LOOKOUT POINT!

Welcome to this unbelievable, FRESHLY  
UPDATED 2 storey family home situated on a  
quiet street in the sought-after NW community  
of Evanston. This home was built by the  
award-winning Calgary home builder Cardel  
Homes offering charming curb appeal,  
amazing pride of ownership, 3 bedrooms, 2.5  
bathrooms and 3,199+ SQFT of immaculately  
maintained living space throughout. RECENT  
UPGRADES include a new Roof (2025),  
gutters (2025), back/side siding (2025), main  
floor luxury vinyl plank flooring (2025), boiler,  
humidifier and furnace motor (2025), garage  
door opener and springs (2024), fridge (2023)  
and paint touch-ups (2025). Heading inside  
you will be blown away by the modern open  
concept floor plan with a sun-drenched living  
room with tons of windows complimented by a  
cozy gas burning fireplace, a formal dining  
area, with access to the large deck, 2 piece  
vanity bathroom, convenient mudroom, foyer  
and the gourmet chef's kitchen complete  
with quartz countertops, a focal point quartz  
center island with a breakfast bar,  
walk-through pantry, stylish backsplash, ample  
cabinet space and premium stainless steel  
appliances. Upstairs, you will find the bonus  
room that's perfect for a growing family  
with access to a private balcony to enjoy your  
views, 2 great-sized bedrooms, a lovely 4



piece bathroom, laundry room and the spectacular primary bedroom with a spa-like 5 piece ensuite with vanity sinks, a cozy soaker tub and a walk-in closet perfect for all your needs. The unfinished basement has 2 large windows, a full bath rough-in that is waiting for your special touch for future development as its suitable to build a 4th bedroom, den, family room, full bath, utility room and a storage room. Outside, you will find your double attached garage with additional driveway parking and the beautifully manicured and fully fenced backyard with a garden, mature plants and underground sprinklers. Garage is extra deep, for your longer vehicles. This prime location is close to all major amenities including schools, public transportation, parks, many different shopping options, numerous pathways and quick access to Stony Trail and other major roadways! This GEM is a MUST VIEW, book your private showing today!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254951    |
| Price          | \$734,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,302       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 208 Evansview Road Nw |
|---------|-----------------------|

|             |          |
|-------------|----------|
| Subdivision | Evanston |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3P 0J6  |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Gas Log, Living Room, Tile                                                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other, Private Yard                                                                                                                                                                       |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                                                                                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 18                |
| Zoning         | R-G               |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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