

# \$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, you'll find fully fenced yard and the home'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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