

# \$645,000 - 247 Evanston Way Nw, Calgary

MLS® #A2215109

## \$645,000

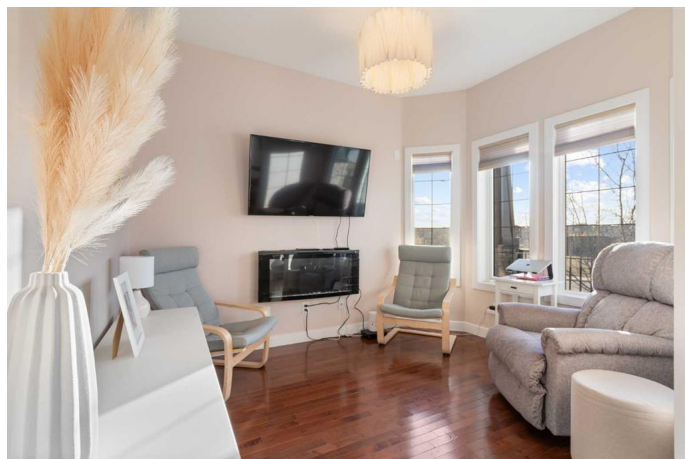
4 Bedroom, 4.00 Bathroom, 1,554 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to this bright and spacious fully developed 2-storey home, offering nearly 2,200 sq ft of beautifully finished living space! Built by NuVista Homes in 2010, this meticulously maintained home features 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed open-concept layoutâ€”perfect for todayâ€™s lifestyle. This charming home features a cozy fireplace, perfect for relaxing evenings and creating a warm, inviting atmosphere. Soaked in natural light from large windows, the interior feels warm, inviting, and move-in ready. The developed basement is versatile, featuring a large entertainment area, one bedroom, and a full bath â€” perfect for hosting guests or enjoying a peaceful retreat. The southeast-facing backyard is your private oasis, complete with a massive deck and gazeboâ€”ideal for entertaining or simply unwinding from the hustle and bustle of city life. Youâ€™ll love the DOUBLE DETACHED insulated garage with 220V wiringâ€”an incredible bonus for any homeowner. Located in the desirable community of Evanston, youâ€™re just steps from ponds, parks, schools, shopping, transit, and only minutes from Stoney Trail. This home is truly move-in readyâ€”donâ€™t miss your chance to make it yours! Call today to book your private showing!

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*



Built in 2010

## Essential Information

MLS® #	A2215109
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,554
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	247 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0C6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	16
Zoning	R-G

### **Listing Details**

Listing Office	Royal LePage Benchmark
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