

# \$684,900 - 793 Evanston Drive Nw, Calgary

MLS® #A2227633

**\$684,900**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to this bright and spacious, fully developed 2-storey home on a CORNER LOT, offering nearly 2,200 sq. ft. of beautifully finished living space! Built by Jayman in 2013, this meticulously maintained home features 4 BEDROOMS plus a DEN/OFFICE, 3.5 bathrooms, and a thoughtfully designed open-concept layoutâ€”perfect for todayâ€™s modern lifestyle. Youâ€™ll love the 9â€™ ceilings, enriched antique grey laminate flooring, and the main floor office with stylish sliding glass doors. The gourmet kitchen boasts floor-to-ceiling cabinetry, an eye-catching mosaic backsplash, and upgraded stainless steel appliancesâ€”ideal for relaxing evenings and creating a warm, inviting atmosphere. The spacious family room is filled with natural light and features a cozy GAS FIREPLACE. Upstairs, youâ€™ll find 3 generously sized bedrooms and 2 full bathrooms. Your private primary suite is a true retreat, complete with a soaker tub, separate standing shower, and a walk-in closet. The FULLY DEVELOPED BASEMENT offers a large entertainment area, kitchenette, bar counter, one additional bedroom, and a full bathâ€”perfect for guests or a quiet escape. Step outside to your private backyard oasis, featuring a riverstone exposed aggregate CONCRETE PATIO and a cedar fenceâ€”ideal for entertaining or simply unwinding from the hustle and bustle of daily life. Youâ€™ll also appreciate the DOUBLE DETACHED insulated GARAGE with plenty of storage, plus the



option for RV or BOAT PARKING along the side of the oversized garage—an incredible bonus for any homeowner. Located in the desirable community of Evanston, this home is just steps from a K-9 school, ponds, parks, shopping, and transit, with quick access to Stoney Trail. Recent updates include: fresh paint, new shingles, new siding for a clean and modern exterior, and a brand-new garage door. This home is truly move-in ready—don't miss your chance to make it yours! Call today to book your private showing! VIRTUAL TOUR AVAILABLE

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227633    |
| Price          | \$684,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,731       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 793 Evanston Drive Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0M4               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Off Street, Rear Drive, RV Access/Parking |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities                       |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Fireplace(s)  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Great Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 29             |
| Zoning         | R-G            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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