

# \$649,500 - 172 Evanspark Gardens Nw, Calgary

MLS® #A2255176

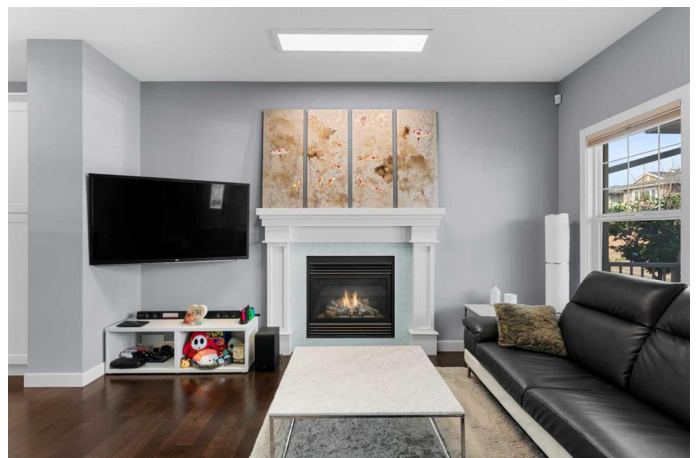
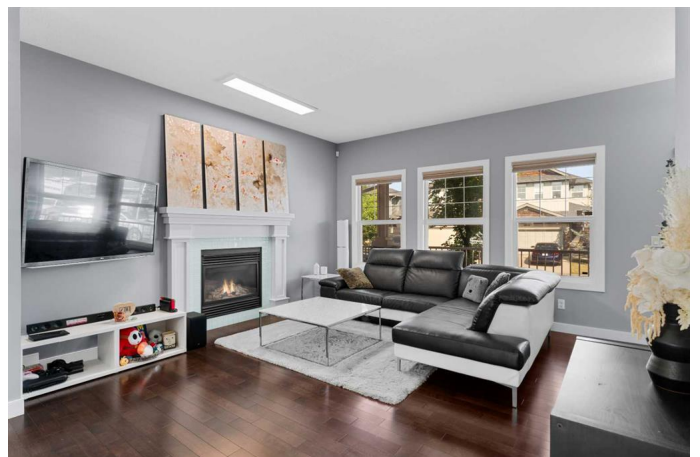
**\$649,500**

4 Bedroom, 4.00 Bathroom, 1,653 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Step into timeless elegance in this meticulously designed residence, nestled in the coveted community of Evanston. Perfectly positioned on a quiet street just steps from a greenspace playground, this beautiful two-storey home boasts nearly 2,400 sq. ft. of refined living, combining modern sophistication with family comfort. The main level welcomes you with 9-ft ceilings, hardwood floors, and an open-concept design that seamlessly connects the living, dining, and kitchen spaces. A striking gas fireplace anchors the living room, while the chef-inspired kitchen dazzles with pristine quartz countertops, premium KitchenAid stainless steel appliances including a newer gas stove, custom shaker cabinetry, and an expansive island with raised breakfast bar seating for casual dining. The rear dining nook flows effortlessly onto a sun-drenched south-facing deck, complete with a BBQ gas line—ideal for entertaining or relaxing summer evenings. Upstairs, the private primary retreat impresses with vaulted ceilings, a generous walk-in closet, and a luxurious 5-piece spa ensuite featuring dual vanities, a deep soaker tub, and a glass-enclosed shower. The two additional bedrooms provide plenty of room for children, guests, or a home office and a thoughtfully designed 4pc full bath with hidden linen storage. The fully finished basement expands the living space with a sprawling family/media room, a spacious fourth bedroom, and a modern 3-piece bathroom. Every detail reflects pride of



ownership, with upgrades including Central Air Conditioning, new siding and roof, a new water heater, upgraded lighting, Hunter Douglas window treatments, wide staircases, and a double detached garage (built in 2020). Ideally located, this home offers unparalleled convenience—just steps to playgrounds, a short stroll to Sobeys and local shops, close to schools, and with effortless access to major roadways. A rare opportunity to own a residence that balances luxury and lifestyle—your Evanston dream home awaits.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255176    |
| Price          | \$649,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,653       |
| Acres          | 0.07        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 172 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G7                  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                       |
| Heating           | Forced Air                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                         |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 56                   |
| Zoning         | R-G                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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