# \$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 lineâ€"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 convenienceâ€"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 lifestyleâ€"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

Fireplaces Gas, Living Room

1

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 47

Zoning R-G

## **Listing Details**

Listing Office eXp Realty

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