

\$599,900 - 318 Evanston Way Nw, Calgary

MLS® #A2125573

\$599,900

3 Bedroom, 3.00 Bathroom, 1,797 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Watch your kids walk to School. Welcome to this Lovely 2 Storey Home featuring 3 Beds & 2.5 Baths close to 1800 sq. ft. in this Beautiful community of Evanston! The house-width Front Porch is so welcoming and you can relax and have your morning coffee. Flex room in the front part of the house, Gleaming Hardwood flooring and 9 foot ceiling on the Main level, open concept in the Living room, Dining room, and Kitchen. The Living Room has a Gas Fireplace. The Kitchen offers a Center Island with Granite countertops & Eating Bar, SS appliances (including a Built-in Oven, and Microwave), a Pantry, and White Cabinets. The Backyard with a deck and Gas hookup for BBQ, and stairs down to your backyard.

Going up, you'll find your Master Bedroom, which offers a walk-in closet with a window, a 4 pc ensuite with a soaker tub, and granite countertops. There are also 2 additional good-sized Bedrooms, a 4 pc Bath, a Laundry Room with a built-in cabinet and granite counter, and an extra walk-in linen closet on this level.

You can park 2 cars on your parking pad in the backyard.

Just a few steps away from St. Josephine Bakhita School and the bus station. Close to Fresh Co, Shoppers Drug Mart, and parks. Easy access to Stoney Trail and 14 St. Don't



miss this.

Built in 2015

Essential Information

MLS® #	A2125573
Price	\$599,900
Sold Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,797
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	318 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 3rd, 2024
Days on Market	9
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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