

# \$769,900 - 229 Evanspark Gardens Nw, Calgary

MLS® #A2135174

**\$769,900**

4 Bedroom, 3.00 Bathroom, 2,068 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

The phenomenal location of this Evanston family home will catch your eye. A spacious open floorplan has large windows and tons of natural light from the east. A sleek kitchen in a stylish monochromatic palette features quality stainless appliances, tons of counterspace, and an eat-up island. The dining area offers tons of room for big family dinners, and in the living room a statement fireplace sets the tone with a classy, yet cozy aesthetic. The front hall holds the entry from the double attached garage, as well as a half bath and loads of room to keep your outerwear organized. Upstairs, an epic bonus room has been upgraded to make watching the game or a movie an extraordinary experience. Dual vanities are set to either side of an oversize soaker tub, and lovely tile work extends into the luxurious glassed-in shower, which is complete with a rain shower head. The large walk-in closet is also here, making getting ready a breeze! Both secondary bedrooms are generous with oversized windows, and the main bathroom is large and well-appointed. A laundry room rounds out this storey. You are in walking distance to schools and the multitude of shops, services, and restaurants at Evanston Towne Centre. There is also a pathway system that runs throughout this area, so you can spend your free time outside. Nearby, Stoney Trail provides easy access to all neighbourhoods of Calgary in a short drive, or you can skip the city and head straight west into the mountains. Freshly painted, new



washer. A new middle school will be in the community within walking distance in 2025.

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2135174    |
| Price          | \$769,900   |
| Sold Price     | \$753,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,068       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 229 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P0B1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer                       |
| Heating           | Forced Air, Natural Gas                                                                         |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Garden                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame                                          |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2024 |
| Date Sold      | June 4th, 2024 |
| Days on Market | 11             |
| Zoning         | R-1N           |
| HOA Fees       | 0.00           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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