

\$649,900 - 46 Evanspark Road Nw, Calgary

MLS® #A2138831

\$649,900

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

This charming two-story house in Evanston with a double garage is nestled on a peaceful street near a lovely park, providing the perfect setting for family life. The welcoming front porch invites you in to relax and enjoy the neighbourhood. As you step into the spacious entry foyer, you will immediately notice the open and airy floor plan, enhanced by high 9-foot ceilings and beautiful hardwood floors that run throughout the main level. Large windows flood the home with natural light, creating a warm and inviting atmosphere. The kitchen is a chef's dream, boasting elegant maple cabinets, sleek granite countertops, and upgraded stainless steel appliances. The large centre island with seating is perfect for casual meals or entertaining guests, while the convenient side pantry offers plenty of storage space for all your kitchen essentials. Upstairs, you'll find three generously sized bedrooms, each providing ample space and comfort. The primary bedroom is a true retreat, large enough for a king-sized bed, and featuring a walk-in closet and a luxurious 4-piece ensuite bathroom complete with a separate shower and a relaxing Jacuzzi tub. The other two bedrooms share a well-appointed full bathroom, ensuring comfort and convenience for the whole family. The basement, with its large windows, offers a fantastic opportunity to create your own personalized space, whether it's a home theatre, a playroom, or an additional living area. It's a blank canvas ready for your finishing touches. Stepping outside



from the mudroom on the main floor, you'll find a huge deck equipped with a BBQ gas line, making it the perfect spot for summer cookouts and outdoor entertaining. The fully fenced yard provides a safe and secure area for children and pets to play, and there's an extra storage shed for all your gardening tools and outdoor equipment. This home is packed with additional features that enhance your comfort and convenience, including a central vacuum system and central air conditioning to keep you cool during the hot summer months. The location is incredibly convenient, with easy access to major transportation routes, schools, and shopping centres, ensuring you're never far from what you need. Don't miss out on this well-priced, beautiful family home that offers the perfect blend of charm, functionality, and modern amenities. It's ready for you to move in and start creating wonderful memories. Schedule your viewing today!

Built in 2011

Essential Information

MLS® #	A2138831
Price	\$649,900
Sold Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Evanspark Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 12th, 2024
Days on Market	36
Zoning	R-1N
HOA Fees	0.00

Listing Details

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