

\$639,900 - 2 Evanspark Road Nw, Calgary

MLS® #A2147530

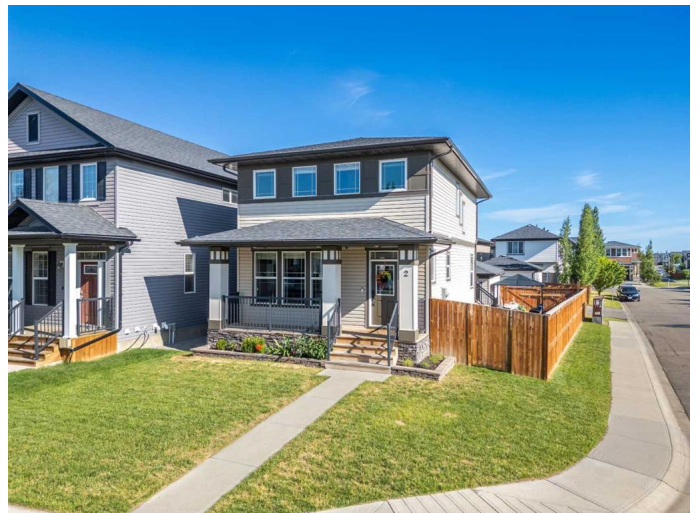
\$639,900

3 Bedroom, 4.00 Bathroom, 1,574 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

THIS COULD BE THE ONE YOU'VE BEEN PATIENTLY WAITING FOR! Located on a peaceful, family-friendly street, this corner lot is just steps from a fantastic playground and within walking distance of three schools, with a fourth one currently under construction. The extra-large lot features additional windows on the side, allowing for abundant natural light. You'll appreciate the oversized 24x24 ft detached garage and the large RV parking spot. The side of the property provides ample parking for guests and extra vehicles. Inside, the main floor boasts 9' ceilings, spacious front foyer, gas fireplace, open floor plan, and maple hardwood floors. The kitchen features an island, granite countertops, large window in front of the sink, and newer dishwasher, microwave, and fridge. The bonus main floor laundry eliminates the need to haul laundry to the basement. The upper level includes a spacious primary bedroom with a walk-in closet and a 4-piece ensuite featuring a stand-up shower and a corner soaker tub. Two additional, generously sized bedrooms and a full 4-piece bathroom complete this upper level. The fully finished basement offers a large recreation area, a games area, and a 3-piece bathroom, with the potential to add a fourth bedroom if needed. Additional highlights include central air-conditioning, water softener, backyard pergola, built-in garage shelving, low maintenance landscaping, 8' garage door for taller vehicles, and a hot water tap outside. Evanston is a wonderful NW community, and



this home offers a unique and inviting space for families. Don't miss out on this special opportunity! VIRTUAL TOUR AVAILABLE!
OFFER PRESENTATION July 9, 2024 at 8pm.

Built in 2011

Essential Information

MLS® #	A2147530
Price	\$639,900
Sold Price	\$693,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,574
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2 Evanspark Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G7

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, RV Access/Parking

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In
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	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2024
Date Sold	July 10th, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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