

\$679,000 - 6 Evanspark Road Nw, Calgary

MLS® #A2150955

\$679,000

3 Bedroom, 3.00 Bathroom, 1,739 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Nestled in the heart of Evanston, this inviting 2-storey home offers the perfect blend of comfort, style, and modern living. Surrounded by tree-lined streets and abundant amenities, this 1,739 square-foot detached home is designed for those who value both elegance and practicality. As you approach, youâ€™re greeted by a charming front porchâ€”a perfect spot to unwind on warm summer evenings. Step inside through the spacious entryway, and youâ€™ll immediately notice the open-plan layout, where 9-foot ceilings and gleaming hardwood floors create an airy and welcoming atmosphere. A stone gas fireplace serves as a cozy focal point, ideal for family gatherings or entertaining guests. The heart of the home is the kitchen, equipped with stainless steel appliances that make cooking a pleasure. The kitchen island, with seating, offers a convenient space for casual meals or socializing, while the side pantry provides ample storage for all your culinary essentials. Just off the kitchen, youâ€™ll find a mudroom area at the back door, ensuring your home stays organized and clutter-free. A convenient half bathroom and a laundry area with a washer and dryer complete the main floor, designed to make everyday tasks effortless. Upstairs, the primary suite is a true sanctuary, featuring a luxurious 5-piece ensuite bathroom with a deep soaking tub, a separate glass-enclosed shower, dual sinks, and elegant ceramic tile flooring. The walk-in closet offers plenty of space for your wardrobe. Two



additional bedrooms are equally spacious and inviting, with easy access to a second full-sized bathroom, making this layout ideal for families. The unfinished basement offers endless possibilities—whether you envision a home theater, personal gym, or expansive playroom, the potential is limitless. This home has been meticulously maintained, with all exterior repairs completed after the recent hailstorm. You™ll benefit from a new (Aug 2024) roof with class 4 upgraded shingles, new vinyl siding, new gutters/soffit/fascia, and the added bonus of transferable warranties for the siding and roofing materials, providing peace of mind for years to come. The exterior continues to impress with a fully upgraded, fenced-in backyard, offering a private oasis complete with an upper deck and lower stone patio, perfect for outdoor activities, relaxation, and entertaining. The property also features paved alley access and a double detached garage, offering ample parking and storage space. Evanston is a thriving suburban community with everything you need within reach, from nearby shops and restaurants to top-rated schools that make the morning commute a breeze. Plus, there's a playground just steps away at the end of the street, perfect for outdoor fun. Don™t miss the opportunity to make this exceptional home yours—schedule a viewing today and experience the charm of Evanston living firsthand.

Built in 2010

Essential Information

MLS® #	A2150955
Price	\$679,000
Sold Price	\$679,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,739
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 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	Kitchen Island, Laminate Counters, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2024
Date Sold September 4th, 2024
Days on Market 6
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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