

# \$619,900 - 409 Evanston View Nw, Calgary

MLS® #A2163415

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,556 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to 409 Evanston View! This immaculate 1,600 sf, 4 bedroom, 3.5 bathroom, two-storey home is nestled in the highly sought-after NW Calgary community of Evanston. From the moment you pull up, you'll be impressed by the curb appeal, highlighted by an oversized veranda that spans the front of the home. As you enter, you'll find an open-concept main floor featuring a spacious great room with a three-sided fireplace and a built-in wine cabinet. The renovated white kitchen boasts plentiful cabinetry, a large island, a corner pantry, stainless steel appliances, and new quartz countertops. Completing the main floor is a convenient 2-piece powder room. Upstairs, the expansive master bedroom includes an updated en-suite with a jetted tub, skylight, and a large walk-in closet. There's also a shared 4-piece en-suite (Jack & Jill) between the generously sized second and third bedrooms. You'll appreciate the brand-new luxury vinyl plank flooring throughout the upper level. The fully finished basement features 9-foot ceilings, brand-new carpet, a large family room with recessed lighting, and is wired for sound with built-in speakers. There's also a good-sized fourth bedroom, a 3-piece bathroom, and ample storage. In the mechanical room, you'll find two large hot water tanks and a high-efficiency furnace (installed in 2018). The massive backyard is landscaped, fenced, and includes a new storage shed, a patio, and a gas BBQ line.



Recent updates include a new roof (2023), air conditioning (2024), a new front storm door, sliding patio door, bathroom vanity, pedestal sink, and more. Conveniently located near parks, playgrounds, schools, and other amenities, this home is a true gem that shows 10/10. Don't miss out!

Built in 2004

**Essential Information**

MLS® #	A2163415
Price	\$619,900
Sold Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,556
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	409 Evanston View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E9

**Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Few Trees, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2024
Date Sold	September 27th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Complete Realty
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