

\$689,567 - 374 Evanston Way Nw, Calgary

MLS® #A2173527

\$689,567

4 Bedroom, 4.00 Bathroom, 1,614 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this charming home built by Jayman in the highly sought-after community of EVANSTON, known for its family-friendly environment with three schools and nearby shopping complexes. Enjoy the convenience of a 3-minute walk to a Catholic school, a 1-minute walk to the bus stop and playground, and a 10-minute walk to Tim Hortons, FreshCo, and No Frills.

This well-maintained home offers over 2000 sqft of living space on a CONVENTIONAL, east-facing lot. The main and upper floors feature luxury vinyl plank (LVP) flooring throughout. The GOURMET KITCHEN stands out with a large eat-up island, quartz countertops, upgraded stainless steel appliances, and a wall-mounted oven and microwave.

Relax in the spacious living room with a GAS FIREPLACE, perfect for cozy evenings. Upstairs, the king-sized master suite features a walk-in closet and a private ensuite with a SOAKER TUB and a separate shower. Two additional bedrooms, a 4-piece bathroom, and a laundry room with built-in storage complete the upper level.

The property includes a FULLY DEVELOPED BASEMENT with a bedroom, a rec room, and a KITCHEN, offering flexibility with the potential for conversion to a LEGAL SUITE. The basement has a 9' foundation and laundry



rough-ins. Additional highlights include an OVERSIZED double detached garage measuring 21'3" x 23'2", an OVERSIZED deck, and ample roadside parking for guests. Recent renovations include NEW flooring, blinds, paint, lighting, and a freshly landscaped front lawn, all completed within the last six months. Additionally, the siding on two sides and the roof will be replaced at the earliest.

This move-in-ready home is available for QUICK POSSESSIONâ€”a rare opportunity to join the vibrant EVANSTON community!

Built in 2015

Essential Information

MLS® #	A2173527
Price	\$689,567
Sold Price	\$673,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,614
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	374 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Quartz Counters
Appliances	Electric Stove, Washer/Dryer, Built-In Oven, Dishwasher, Microwave, Microwave Hood Fan, Range, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 24th, 2024
Days on Market	38
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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