

# \$645,000 - 247 Evanston Way Nw, Calgary

MLS® #A2215109

**\$645,000**

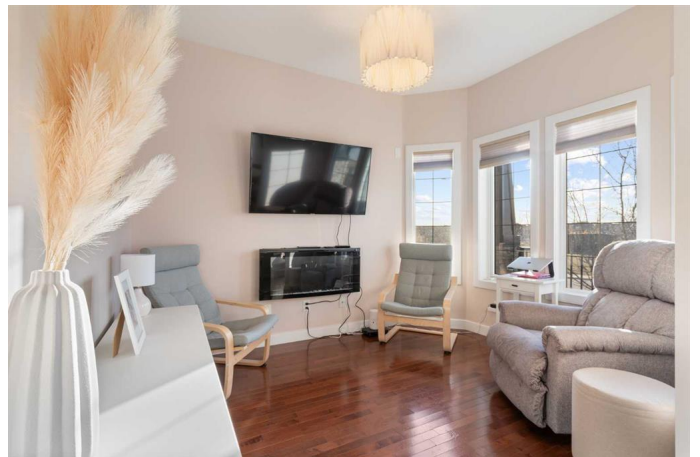
4 Bedroom, 4.00 Bathroom, 1,554 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to this bright and spacious fully developed 2-storey home, offering nearly 2,200 sq ft of beautifully finished living space! Built by NuVista Homes in 2010, this meticulously maintained home features 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed open-concept layoutâ€”perfect for todayâ€™s lifestyle. This charming home features a cozy fireplace, perfect for relaxing evenings and creating a warm, inviting atmosphere. Soaked in natural light from large windows, the interior feels warm, inviting, and move-in ready. The developed basement is versatile, featuring a large entertainment area, one bedroom, and a full bath â€” perfect for hosting guests or enjoying a peaceful retreat. The southeast-facing backyard is your private oasis, complete with a massive deck and gazeboâ€”ideal for entertaining or simply unwinding from the hustle and bustle of city life. Youâ€™ll love the DOUBLE DETACHED insulated garage with 220V wiringâ€”an incredible bonus for any homeowner. Located in the desirable community of Evanston, youâ€™re just steps from ponds, parks, schools, shopping, transit, and only minutes from Stoney Trail. This home is truly move-in readyâ€”donâ€™t miss your chance to make it yours! Call today to book your private showing!

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*



Built in 2010

## Essential Information

MLS® #	A2215109
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,554
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	247 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0C6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
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, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	R-G

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.