

# \$652,500 - 391 Evansdale Way Nw, Calgary

MLS® #A2238221

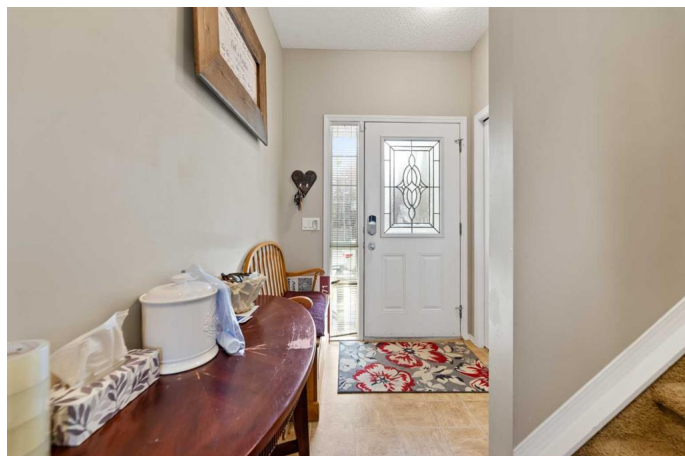
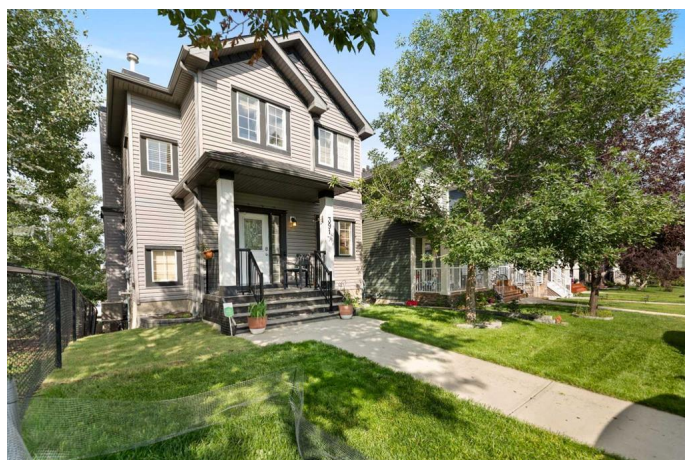
**\$652,500**

4 Bedroom, 4.00 Bathroom, 1,389 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

OPEN HOUSE Sunday August 3 1PM-3PM. Welcome to this beautifully maintained home in the desirable community of Evanston. Ideally situated on a quiet street and a corner lot that sides onto a park, this property offers both privacy and convenience. It is located close to walking paths, shopping centers, schools, and offers quick access to major roadways. The main floor features a bright and inviting living room with a cozy gas fireplace and large windows that fill the space with natural light. The spacious kitchen includes a pantry and a breakfast nook that opens onto a sunny deck, perfect for outdoor dining. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, the primary bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, a shared 4-piece bathroom, and a versatile loft space provide plenty of room for the whole family. The legal walk-out basement suite offers excellent income potential or additional living space. It includes a large kitchen, comfortable living area, one bedroom, a full bathroom, a large storage room, and its own separate laundry. The basement has been insulated with mineral wool, offering excellent soundproofing, fire and heat resistance. It's also pre-wired for home theater speakers, and the electrical setup is ready for adding a hot tub. Outside, enjoy a private backyard and an oversized detached heated & insulated garage (includes shelving). Additional features include air conditioning,



central vacuum system, and recent upgrades such as a new roof and gutters in 2025 and new furnace in 2023. Don't miss out on this move-in-ready home in a prime location, book your showing today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238221    |
| Price          | \$652,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,389       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 391 Evansdale Way Nw |
| Subdivision | Evanston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P0B2               |

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 2                                                               |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Off Street |
| # of Garages   | 2                                                               |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Central Vacuum, Pantry, See Remarks, Separate Entrance             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage |

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
|                 | Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, See Remarks |
| Heating         | Forced Air, Natural Gas                                                                |
| Cooling         | Central Air                                                                            |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| Fireplaces      | Gas, Living Room                                                                       |
| Has Basement    | Yes                                                                                    |
| Basement        | Exterior Entry, Finished, Full, Walk-Out, Suite                                        |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                                                 |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle, See Remarks                                                                             |
| Construction      | Vinyl Siding, Wood Frame, See Remarks                                                                    |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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