# \$725,000 - 230 Evanscreek Court Nw, Calgary

MLS® #A2258252

### \$725,000

4 Bedroom, 4.00 Bathroom, 1,816 sqft Residential on 0.09 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SAT SEPT 20 2-4 PM - Your Family's New Chapter Starts Here. Welcome to the house that finally gets itâ€"your life is busy, loud, and full of people with places to be… and this home is ready to keep up.

Located in the family-focused community of Evanston, this 4-bedroom home (3 upstairs, 1 downstairs with its own ensuiteâ€"perfect for guests, in-laws, or an independent teen) backs onto a green space with a direct path to Kenneth D. Taylor Elementary. Your mornings just got 75% less chaotic. Say goodbye to school drop-offs and hello to peaceful walks to school.

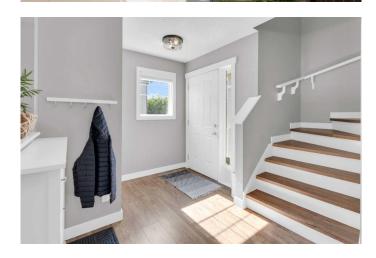
Inside, the layout actually supports how families live today. The bonus room upstairs is the kind of flexible space that does it allâ€"movie night central, a home office setup, or a makeshift gym you swear you'II use. The fully finished basement adds another level of breathing room, whether you need a play area, teen hangout, or space to simply catch a break.

The kitchen has been thoughtfully updated, making meal prep and weeknight chaos feel a little more manageable. New luxury vinyl plank flooring on both the main and upper levels ties everything together in a way that's stylish, durable, and easy to clean when life (or toddlers) get messy.

Outside? Your summer just leveled up. A composite multi-level deck and beautiful pergola transform your backyard into a







summer-long hangout zone. Whether it's a family BBQ, friends gathered around with a glass of wine, kids tearing around the yard, or the dog living its best life, this is a yard that finally works as hard as you do.

And when it comes to upgrades, this home delivers. Brand-new Hardie Board siding and new shingles (May 2025) give you major peace of mind. Central air conditioning keeps things cool during Calgary's wild weather swings, and a double garage means there's finally space for both your vehiclesâ€"and maybe even the kid's sweaty sports gear.

Surrounded by walking paths, great restaurants, everyday amenities, and genuinely awesome neighbours, this isn't just a house. It's the upgrade your lifestyle's been begging for.

Built in 2005

#### **Essential Information**

MLS® # A2258252

Price \$725,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,816 Acres 0.09

Year Built 2005

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 230 Evanscreek Court Nw

Subdivision Evanston

City Calgary
County Calgary
Province Alberta
Postal Code T3P 1H4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Greenbelt

Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

#### Additional Information

Date Listed September 18th, 2025

Zoning R-G

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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