\$819,800 - 197 Evanspark Gardens Nw, Calgary

MLS® #A2217218

\$819,800

6 Bedroom, 4.00 Bathroom, 2,210 sqft Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 197 Evanspark Gardens NW â€" a beautifully maintained and generously sized home located in the heart of the family-friendly community of Evanston. Boasting 6 bedrooms and 3.5 bathrooms, this home is perfect for growing families or multi-generational living. Step inside to discover a bright and functional layout with an office space and an open-concept living area with a modern kitchen, stainless steel appliances, granite countertops, a large island, and ample cabinetry â€" ideal for entertaining or everyday family life. Moving upstairs, you will find 4 bedrooms and a bonus room on the upper level, including a spacious primary suite complete with a walk-in closet and a luxurious ensuite bathroom. Enjoy the convenience of a second-floor laundry room, making daily chores a breeze. The fully finished basement offers 2 additional bedrooms, a full bathroom, and a large recreation space, perfect for a home office, or a guest suite. A double attached garage with EV charging already installed provides secure parking and extra storage, while the landscaped backyard is ready for summer enjoyment and family gatherings. This home also features brand-new siding on two sides of the property and a recently installed roof both done in 2025, offering not only enhanced curb appeal but also long-term peace of mind. The fresh exterior delivers a modern, low-maintenance look while providing superior protection from the elementsâ€"perfect for years of worry-free







living. Located just steps from schools, parks, and shopping, this home offers exceptional value in a vibrant, amenity-rich community. This is your opportunity to own a turn-key property in one of Calgary's most sought-after neighborhoods â€" don't miss out!

Built in 2012

Bedrooms

Essential Information

MLS®# A2217218

Price \$819,800 6

4.00 Bathrooms

Full Baths 3 Half Baths 1

2,210 Square Footage Acres 0.08

Year Built 2012

Residential Type Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 197 Evanspark Gardens Nw

Subdivision **Evanston** City Calgary County Calgary Province Alberta Postal Code T3P 0G6

Amenities

Parking Spaces

Parking **Double Garage Attached**

of Garages 2

Interior

Interior Features Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home,

Pantry

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 48

Zoning R-G

Listing Details

Listing Office Keller Williams BOLD Realty

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