

# \$725,000 - 611 Evanston Drive Nw, Calgary

MLS® #A2224248

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Nestled in the sought-after community of Evanston, this spacious corner-lot home offers the perfect blend of comfort and functionality for a growing family. Featuring four bedrooms, three and a half bathrooms, a versatile bonus room, and a fully finished basement, there is ample room for everyone. Rich mocha-toned hardwood floors span the main level, where the open-concept layout seamlessly connects the living room and newly renovated kitchenâ€”ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bathroom. The primary suite includes a walk-in closet and a private 4-piece ensuite complete with a stand-up shower and a relaxing corner soaker tub. The upper-level bonus room is perfect for family movie nights or a cozy retreat. The fully developed basement offers an illegal suite w/ a bedroom and another 4-piece bathroom, with a separate entrance from the backyard making it an excellent option for MIL suite or income generating potential. Conveniently located close to scenic pathways, playgrounds, top-rated schools, and a wide range of shopping amenities, this home truly has it all

Built in 2012

## Essential Information

MLS® #                   A2224248

Price                     \$725,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	611 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0H7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Garage Control(s), Microwave, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Other

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	60
Zoning	R-G

**Listing Details**

Listing Office	Royal LePage METRO
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