

\$647,500 - 412 Evanston Way Nw, Calgary

MLS® #A2266713

\$647,500

4 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 412 Evanston Way NW â€” a beautifully upgraded and FULLY DEVELOPED detached home offering over 2,200 SQ.FT of stylish living space in one of Calgaryâ€™s most sought-after, family-friendly communities.

Perfectly positioned just steps from schools, parks, playgrounds, and everyday amenities, this home combines comfort, function, and TIMELESS DESIGN.

The bright, open-concept main floor showcases a welcoming living area centered around a cozy gas FIREPLACE, flowing seamlessly into a designer kitchen with crisp white shaker cabinetry, a modern HERRINGBONE backsplash, extended breakfast bar, walk-in PANTRY, and a full stainless steel appliance package. A tiled front foyer and rear mudroom add everyday convenience and organization for busy family life.

Upstairs, discover three generous bedrooms, including a serene west-facing primary retreat featuring a spa-inspired ensuite with DUAL SINKS, soaker tub, glass walk-in shower, and a spacious walk-in closet. The upper level also includes a 4-piece main bath and a convenient laundry room.

The professionally finished basement, completed in recent years, extends your living space with a large family or recreation area, a beautiful full bathroom, and a fourth bedroomâ€”ideal for guests or growing families.

Step outside to enjoy the sunny west-facing



backyard and an OVERSIZED double garage, offering plenty of room for vehicles, tools, and storage.

Set in the heart of Evanston, this home offers a true sense of community with lush green spaces, walking paths, and quick access to Evanston Towne Centre and Creekside Shopping Centre. This is move-in ready living at its finest—close to everything and perfectly connected via Stoney Trail for effortless commuting across the city.

Built in 2014

Essential Information

MLS® #	A2266713
Price	\$647,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,528
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	412 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes

Basement Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025

Days on Market 3

Zoning R-G

Listing Details

Listing Office RE/MAX First

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