

\$645,000 - 247 Evanston Way Nw, Calgary

MLS® #A2215109

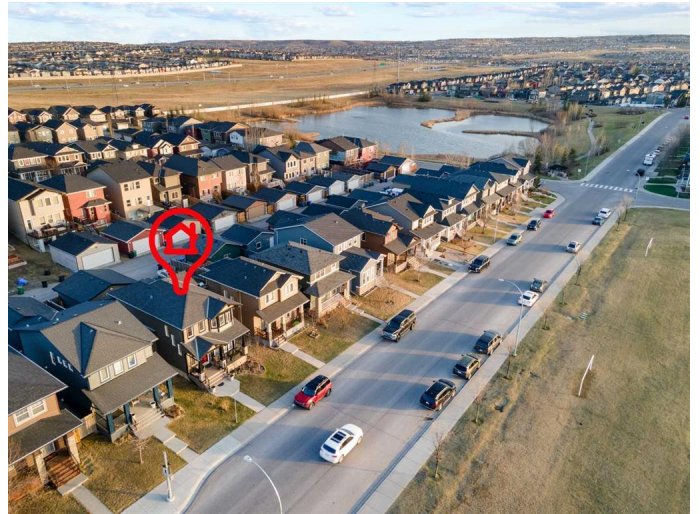
\$645,000

4 Bedroom, 4.00 Bathroom, 1,554 sqft
Residential on 0.07 Acres

Evanston, Calgary, Alberta

***OPEN HOUSE, Monday, May 19,
1:00-pm-4:00pm***Welcome to this bright and spacious fully developed 2-storey home, offering nearly 2,200 sq ft of beautifully finished living space! Built by NuVista Homes in 2010, this meticulously maintained home features 4 bedrooms, 3.5 bathrooms, and a thoughtfully designed open-concept layoutâ€”perfect for todayâ€™s lifestyle. This charming home features a cozy fireplace, perfect for relaxing evenings and creating a warm, inviting atmosphere. Soaked in natural light from large windows, the interior feels warm, inviting, and move-in ready. The developed basement is versatile, featuring a large entertainment area, one bedroom, and a full bath â€” perfect for hosting guests or enjoying a peaceful retreat. The southeast-facing backyard is your private oasis, complete with a massive deck and gazeboâ€”ideal for entertaining or simply unwinding from the hustle and bustle of city life. Youâ€™ll love the DOUBLE DETACHED insulated garage with 220V wiringâ€”an incredible bonus for any homeowner. Located in the desirable community of Evanston, youâ€™re just steps from ponds, parks, schools, shopping, transit, and only minutes from Stoney Trail. This home is truly move-in readyâ€”donâ€™t miss your chance to make it yours! Call today to book your private showing!

VIRTUAL TOUR AVAILABLE



Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215109 |
| Price | \$645,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,554 |
| Acres | 0.07 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 247 Evanston Way Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0C6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 22 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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