

197 Evanspark Gardens NW
Calgary, Alberta

MLS # A2217218



\$819,800

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry		
Inclusions:	NA		

Welcome to 197 Evanspark Gardens NW – a beautifully maintained and generously sized home located in the heart of the family-friendly community of Evanston. Offering 6 bedrooms and 3.5 bathrooms, this property is perfectly suited for growing families or multigenerational living, with thoughtful spaces designed to accommodate everyone comfortably. Step inside to discover a bright and functional layout featuring a dedicated office and an open-concept main floor with a modern kitchen, stainless steel appliances, granite countertops, a large central island, and ample cabinetry – ideal for entertaining or relaxed family living. Upstairs, you’ll find four spacious bedrooms and a bonus room, including a well-appointed primary suite with a walk-in closet and a spa-like ensuite. The second-floor laundry room adds extra convenience to your day-to-day. The fully finished basement enhances the home’s versatility with two additional bedrooms, a full bathroom, and a large recreation area – an ideal setup for extended family, older children, or a private guest space. Additional highlights include a double attached garage with EV charging, and a landscaped backyard ready for summer enjoyment and family gatherings. The home has also been upgraded with new siding (2025) on two sides and a brand-new roof (2025), offering modern curb appeal and long-term peace of mind. Located close to schools, parks, and shopping, this move-in-ready home delivers incredible value in a vibrant, amenity-rich neighborhood. A perfect blend of space, style, and flexibility – don’t miss your chance to own this multigenerational gem in Evanston! ?