

197 Evanspark Gardens NW
Calgary, Alberta

MLS # A2244876



\$799,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Street Lighting		

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, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to 197 Evanspark Gardens NW – a beautifully maintained and spacious home in the heart of Evanston, one of Calgary’s most family-friendly communities. Boasting 6 bedrooms and 3.5 bathrooms, this property is ideal for growing families or multigenerational living, offering thoughtfully designed spaces that cater to everyone’s needs. Step inside to a bright, functional layout featuring a dedicated home office and an inviting open-concept main floor. The modern kitchen is a true centerpiece, showcasing stainless steel appliances, granite countertops, a large central island, and abundant cabinetry – perfect for both entertaining and everyday family living. Upstairs, discover four generous bedrooms and a versatile bonus room, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite. A convenient second-floor laundry room adds ease to your daily routine. The fully finished basement extends your living space with two additional bedrooms, a full bathroom, and a large recreation area – an ideal setup for extended family, older children, or private guest accommodations. Additional features include a double attached garage with EV charging, a landscaped backyard ready for summer gatherings, new siding (2025) on two sides, and a brand-new roof (2025) for enhanced curb appeal and long-term peace of mind. Perfectly located near schools, parks, and shopping, this move-in-ready home offers an unbeatable combination of space, style, and flexibility in a vibrant, amenity-rich neighborhood. Don’t miss your chance to own this multigenerational gem in Evanston!