

# \$849,900 - 363 Evanspark Gardens, Calgary

MLS® #A2212690

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,243 sqft

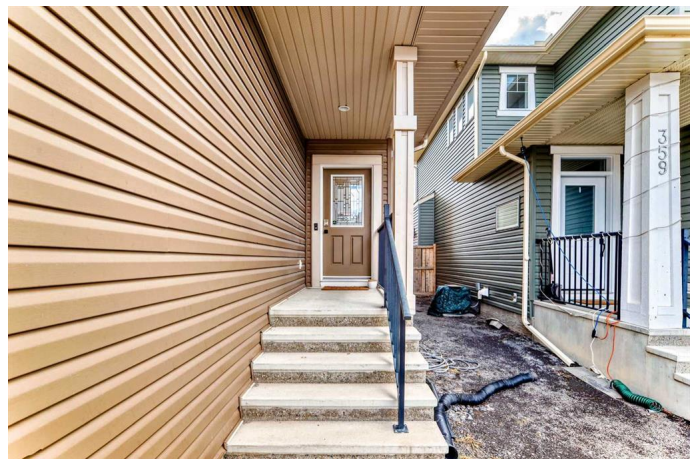
Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to 363 Evanspark Gardens NW, a stunning and beautifully updated 3-bedroom, 2.5-bathroom where modern luxury meets comfort with NEW vinyl flooring, NEW paint through the house and new appliances. It offers everything you family needs, and even more.

Step into the main floor, the open-concept kitchen and living /dining area, ideal for hosting family and friends. A large walk-through pantry and main floor office add convenience to everyday living. The bright and airy interior is accentuated by large windows that flood the space with natural light, while gas fireplaces create a cozy ambiance throughout the living area. The upper floor features larger center family room area which creates prefect place for kids to play. The larger master bedroom has 5-piece en-suite bathroom with barn door! Also there are other 2 decent size bedroom on this floor. The fully finished basement is offering additional living space and endless possibilities. You will find a large rec/living room, bedroom and full bathroom with snus. The outdoor space is impressive, with a large concrete patio with a swimming spa which give you more possibilities for summer time.

Donâ€™t miss this rare opportunity to own a this beautiful home located the heart of Evanston. Schedule your viewing today and experience the exceptional lifestyle this home has to offer.



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212690    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,243       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 363 Evanspark Gardens |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0E2               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, See Remarks, Sauna                              |
| Appliances        | Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                 |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard, Storage        |
| Lot Description   | Back Lane, Landscaped, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | R-G              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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