

# \$623,000 - 91 Evanspark Road Nw, Calgary

MLS® #A2212859

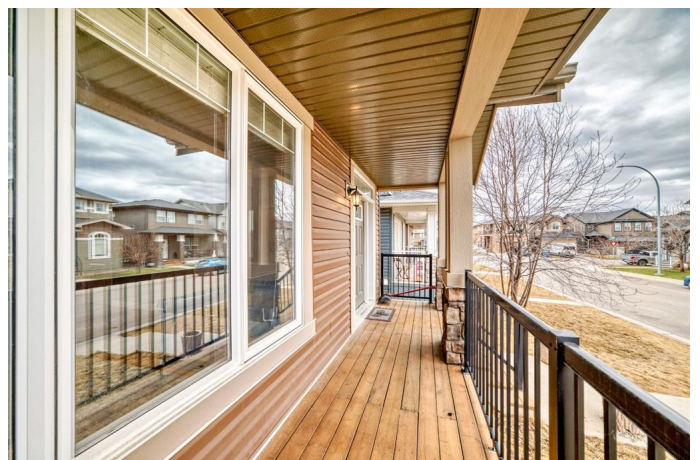
**\$623,000**

3 Bedroom, 3.00 Bathroom, 1,710 sqft  
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this fabulous Trico Built central air-conditioned, two-storey home in the family-friendly community of Evanston. With 1,710 sqft of living space, this property offers oodles of sunlight, a functional open layout and thoughtful updates throughout. The main floor features light hardwood flooring, gas fireplace, stylish kitchen with granite countertops (Stainless steel appliances: new fridge, new dishwasher, microwave and stove.)

New washer and dryer located conveniently on the main floor tucked away. A 2-piece bathroom completes the main level. Upstairs, you'll find three spacious bedrooms, including a primary suite with a 5-piece ensuite and walk in closet. There's also a 4-piece main bathroom and newer carpet installed within the last two years. The basement is unfinished with roughed-in plumbing, new hot water tank installed Feb2025 giving you the flexibility to create your dream space. Outside, the home is going through a small reno, new roof is currently being installed with siding soon to follow – all through insurance. Ideally located close to schools, parks, shopping, and transit making daily life easy and convenient.



Built in 2012

## Essential Information

MLS® #	A2212859
Price	\$623,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,710
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	91 Evanspark Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G6

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Parking Pad, Rear Drive

### **Interior**

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Zoning	R-G

### **Listing Details**

Listing Office	Frame Realty Group Inc.
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