



GRASSROOTS
REALTY GROUP

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61 Evanspark Gardens NW
Calgary, Alberta

MLS # A2232817



\$819,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,760 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Level, Many Trees, Pie Shaped Lot, Private, See Remark		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island		
Inclusions:	N/A		

Welcome to the kind of home that just feels right — where quality, care, and comfort come together in one of NW Calgary's most beloved communities. Tucked into a quiet pocket of Evanston, this upgraded 4-bedroom, 3-bathroom home offers space to grow, room to relax, and a backyard that might just become your favorite "room" in the house. The main floor isn't your typical layout has a smart, functional entry that sets the tone with oversized 19.5" tile, a spacious front foyer, access to the garage, laundry room, and a wide hallway that branches out or leads you up. Head upstairs and you're greeted by an open, sun-filled living space finished with rich tigerwood hardwood and upgraded granite countertops. The kitchen is warm, welcoming, and designed for real life. The kitchen includes a newer stainless steel fridge (2024) and loads of counter space. The layout of this level naturally connects the dining and living areas and makes this home the kind of place where everyone ends up gathering — even when they say they're "just stopping by." Step outside to what might be the crown jewel of the home: a fully fenced, oversized pie lot framed by 18 trees. Whether you're hosting BBQs, growing tomatoes in the raised garden bed, letting kids or pets run free, or simply enjoying your morning coffee in total privacy, this backyard delivers. There's a gas BBQ line, underground sprinklers, a storage shed, and a deck large enough for real entertaining — not just pretending. Upstairs, the primary bedroom is set apart just enough to feel like a retreat. There's space for a king-sized bed, his-and-her closets, and a beautifully appointed ensuite with double sinks. Two more bedrooms offer flexibility — ideal for kids, guests, or a cozy office setup. The basement is partially finished

(with permits), adding a fourth bedroom, full 3-piece bathroom, a rec room ready for your vision, and plenty of storage space to keep things tidy. And the updates? They've been handled. New furnace (2024), central A/C, newer roof, gutters, 8 new windows (2025), upgraded garage door and smart board fascia, central vac, and more — all the behind-the-scenes work that gives you peace of mind, already done. Set in Evanston — a community loved for its parks, schools, walking paths and easy access to Stoney Trail — this is a home that feels like a step up, no matter where you're coming from. Come see what home is supposed to feel like.