



GRASSROOTS
REALTY GROUP

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91 Evanspark Circle NW
Calgary, Alberta

MLS # A2236373



\$887,800

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,675 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: Lower Level: Fridge, Stove, Microwave Hood-Fan, Dishwasher, Washer, Dryer, & Hot Tub

This well-designed family home offers 2,674 square feet above grade, a fully developed walk-out basement with an illegal suite, and a double front-attached garage. Step inside to a spacious front foyer with dual closets, creating a welcoming first impression. Off the garage, you'll find a convenient main floor laundry area that connects to a walkthrough pantry, providing direct access to the kitchen. The kitchen is well appointed with stainless steel appliances, granite countertops, and plenty of workspace. Adjacent is a generous dining nook with direct access to a sunny 385 square foot deck—perfect for outdoor meals and entertaining. The main floor also offers a large living room with a cozy gas fireplace. Upstairs, discover three generously sized bedrooms including a spacious primary suite with a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. Both additional bedrooms include walk-in closets and are serviced by a 4-piece bathroom. A vaulted bonus room and built-in office area complete the upper level, providing flexible space for family living or work-from-home needs. The fully developed walk-out basement has a separate entrance and includes a bright kitchen overlooking the south-facing backyard, a comfortable family room, 4-piece bath, large bedroom with walk-in closet, and its own laundry—an excellent setup for extended family or rental potential. Exterior updates include Class 4 impact-resistant shingles, updated siding in select areas, and a new garage door on the way (see supplements). The lower-level covered patio features a hot tub and built-in speakers, creating an inviting outdoor retreat. Ideally located close to schools, parks, and shopping—this is an excellent opportunity to own a spacious, functional home in a great location.

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