



GRASSROOTS
REALTY GROUP

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137 Evanspark Circle NW
Calgary, Alberta

MLS # A2263621



\$790,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

OPEN HOUSE SATURDAY OCT 18th from 2pm – 4pm! Welcome to this beautiful 2 story home in the desirable community of Evanston! Perfectly situated on a corner lot across from a park/green space, this 2,312 sq. ft. property offers a blend of style, comfort, and modern convenience. The main level features rich hardwood and tile flooring, abundant natural light, and a spacious kitchen with granite countertops and a walk-through pantry. Upstairs you'll find a cozy bonus room, three generous bedrooms, and a large primary suite complete with dual sinks. This home is well-equipped with two furnaces, air conditioning (2023) for the upper level, and a radon reduction system in the basement for year-round comfort and safety. Recent updates include a new roof (2025), new siding (2025), and a hot water tank (2022), providing peace of mind for years to come. Enjoy your private backyard retreat, perfect for relaxing or entertaining. Located close to schools—including the upcoming Evanston Heights School—as well as groceries, parks, and all amenities, this is the perfect family home in a vibrant growing community. Book your showing today and prepare to fall in love!