



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

643 Evanston Drive NW
Calgary, Alberta

MLS # A2263709



\$795,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, See Remarks, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

Nestled in the heart of family-friendly Evanston, this beautifully maintained two-storey home combines thoughtful design with timeless comfort. From the moment you step inside, you're greeted by a warm, inviting layout that instantly feels like home. With three bedrooms and two and a half bathrooms, this home offers functionality for the whole family. Perfectly positioned beside walking paths to access the Evanston Lookout, this property enjoys extra privacy on one side and backs directly onto the community's scenic pathways—offering peaceful ridge views and breathtaking sunsets that fill the home with golden light. The heart of the home is the kitchen featuring quartz countertops, stainless steel appliances, glass tile backsplash, corner pantry, and breakfast bar—ideal for morning coffee or casual family meals. The living room features a sleek gas fireplace and the dining space is ideal for family gatherings. Walk-out onto your patio from the dining space and enjoy the tranquil vistas with glass of wine in hand. Completing the main floor is your attached double garage, laundry room and 2pc powder bathroom. Upstairs, a spacious bonus room with 9-foot ceilings provides the perfect space for movie nights or play area and the built-in desk is ideal for an office or study space. The primary suite offers beautiful ridge views, walk-in closet and 4p ensuite bathroom with separate shower and large corner soaker tub. The undeveloped walk-out basement with a roughed-in bathroom is ready for your personal touch — whether that's a future bedroom, fitness space, recreation room... or a combination of all three! Step outside to a west-facing backyard made for entertaining, complete with a stone patio, wood pergola, and custom wood planters surrounded by sunshine. With a brand new roof, gutters, and vinyl siding (2025), you can move

in with confidence. All of this, just minutes from the Evanston West Lookout Point, top area schools including Our Lady of Grace and Kenneth D. Taylor School, parks and shopping — this home truly has it all.