



GRASSROOTS
REALTY GROUP

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412 Evanston Way NW
Calgary, Alberta

MLS # A2266713



\$647,500

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 412 Evanston Way NW — a beautifully upgraded and FULLY DEVELOPED detached home offering over 2,200 SQ.FT of stylish living space in one of Calgary's most sought-after, family-friendly communities. Perfectly positioned just steps from schools, parks, playgrounds, and everyday amenities, this home combines comfort, function, and TIMELESS DESIGN. The bright, open-concept main floor showcases a welcoming living area centered around a cozy gas FIREPLACE, flowing seamlessly into a designer kitchen with crisp white shaker cabinetry, a modern HERRINGBONE backsplash, extended breakfast bar, walk-in PANTRY, and a full stainless steel appliance package. A tiled front foyer and rear mudroom add everyday convenience and organization for busy family life. Upstairs, discover three generous bedrooms, including a serene west-facing primary retreat featuring a spa-inspired ensuite with DUAL SINKS, soaker tub, glass walk-in shower, and a spacious walk-in closet. The upper level also includes a 4-piece main bath and a convenient laundry room. The professionally finished basement, completed in recent years, extends your living space with a large family or recreation area, a beautiful full bathroom, and a fourth bedroom—ideal for guests or growing families. Step outside to enjoy the sunny west-facing backyard and an OVERSIZED double garage, offering plenty of room for vehicles, tools, and storage. Set in the heart of Evanston, this home offers a true sense of community with lush green spaces, walking paths, and quick access to Evanston Towne Centre and Creekside Shopping Centre. This is move-in ready living at its finest—close to everything and perfectly connected via Stoney Trail for effortless commuting across the city.

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