



**GRASSROOTS**  
REALTY GROUP

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

**263 Evanston Way NW**  
**Calgary, Alberta**

**MLS # A2277011**



**\$649,900**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evanston                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                 |               |                   |
| <b>Size:</b>     | 1,525 sq.ft.                                             | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |               |                   |

|                    |                                                                                                                                      |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile                                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Beverage Fridge in Basement, Deep Freezer in Garage, Shelving Units in Basement, Garage Heater, Tire storage rack in garage, Workbench and wooden shelving in garage, TV Wall Mount(s) are negotiable.

**\*OPEN HOUSE SATURDAY JANUARY 10TH AT 2:00PM - 4:00PM\*** Welcome to 263 Evanston Way NW, ideally located across from a school and green space in one of Evanston's most family-friendly pockets. This well-maintained home offers over 2,200 sq ft of developed living space across three finished levels, with thoughtful upgrades throughout. The covered front porch leads into a bright foyer, with a private front OFFICE ideal for working from home. Main-floor laundry and a convenient powder room add everyday functionality. The open-concept main living area features a recently updated kitchen with QUARTZ countertops, two-toned cabinetry (white uppers with blue lowers and island), STAINLESS STEEL APPLIANCES, and a generous pantry. The kitchen flows seamlessly into the dining area and rear living room, anchored by a GAS FIREPLACE and large windows overlooking the beautifully landscaped backyard. Outside, enjoy a two-tiered deck with pergola, perfect for entertaining or relaxing, plus the added benefit of a heated detached garage for year-round use. Upstairs, the spacious primary bedroom includes a walk-in closet and a well-appointed ensuite with soaker tub and separate shower. Two additional bedrooms with newer triple-pane windows, a full bathroom, and an open-to-below landing complete the upper level. The FULLY DEVELOPED BASEMENT offers a large rec room with WET BAR, a fourth bedroom, and a full bathroom - ideal for guests, teens, or extended family. This level also includes an organized utility space, ample storage, and a BRAND NEW HOT WATER TANK. Recent updates include new siding, new roof shingles, updated kitchen finishes, and CENTRAL AIR CONDITIONING, offering move-in-ready peace of mind. Located in the heart of Evanston, this home provides easy access to schools, parks, pathways,

shopping, and major commuter routes. A well-rounded property offering plenty of space, functionality, and a strong community setting. Book your private showing today!