



**547 Evanston Drive NW
Calgary, Alberta**

MLS # A2292571



\$629,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,649 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Walk-In Closet(s)		

Inclusions: Tv Brackets, Electric Fireplace, Bar Fridge in Basement

OPEN HOUSES: SAT MAR 14, 12-2PM & SUN MAR 15, 12-2PM. Welcome to this beautifully maintained, air-conditioned home offering 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage in the highly sought-after community of Evanston. From the charming front veranda to the sunny southwest-facing backyard perfect for summer BBQs, this home offers a wonderful balance of comfort and functionality. The bright, open main floor features gleaming hardwood flooring, a spacious living room, and a thoughtfully designed layout ideal for everyday living. The kitchen is a standout with a large central island, granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the generous dining area. A convenient den or study nook provides the perfect spot for working from home or homework time. Upstairs, the spacious primary bedroom includes a walk-in closet and a beautifully updated ensuite with a newly installed shower and dual sinks. Two additional bedrooms, a full bathroom, and upper-level laundry complete the second floor. The fully finished basement expands your living space with a large recreation room, 4th bedroom, 3-piece bathroom, and plenty of storage. Perfect for movie nights, relaxing, or entertaining. The double detached garage is insulated and finished, offering a functional workspace and extra durability. Significant exterior upgrades provide peace of mind, including a new roof on both the house and garage (2025), new garage door, new siding on the back, north, and west sides of the home, new siding on the north and west sides of the garage, new eavestroughs. Located close to parks, playgrounds, and walking paths, this home is also near the scenic Evanston West Lookout Point. Families will appreciate nearby schools such as Our Lady of Grace School and Kenneth D. Taylor School,

along with a brand-new middle school opening soon. Shopping and everyday amenities are minutes away, including Walmart, Co-op, FreshCo, and Costco, plus numerous restaurants and fitness facilities. Commuting is easy with quick access to Stoney Trail, Symons Valley Road, and Beddington Trail, and Calgary International Airport is only about 17 minutes away. With thoughtful upgrades, flexible living space, and an excellent location in a welcoming community, this Evanston home is move-in ready and ideal for modern family living.