



**97 Evanspark Gardens NW  
Calgary, Alberta**

**MLS # A2293128**



**\$669,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Skylight(s), Stone Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Swing set in back yard, shed in back yard, TV Mounts

This Evanston two-storey home offers over 2,400 sq. ft. of total developed living space across three levels. The main floor features a bright, open-concept design with hardwood floors throughout. The kitchen has been updated with quartz countertops, modern light fixtures above the island and dining area, and offers ample prep and storage space, including a full pantry. Stainless steel appliances are included, with the dishwasher replaced approximately two years ago. The kitchen flows seamlessly into the dining area and adjoining living room, making the main level ideal for family gatherings and entertaining. Stonework in the dining area matches the stone detail on the living room fireplace, adding a cohesive look to the space. An updated half bath and convenient main-floor laundry closet complete this level. Upstairs, the large primary bedroom features a barnwood feature wall, walk-in closet, and a refreshed ensuite with quartz countertops and a skylight that fills the space with natural light. The second floor also includes a spacious bonus room, two additional bedrooms, and a four-piece main bath. The fully developed basement adds a versatile extension of living space with a dry bar and wine fridge, a modern full bathroom, and an additional bedroom. A tiled electric fireplace and pre-wired surround sound make this level perfect for movie nights or relaxing with family. The insulated and drywalled double garage connects directly to the main level of the home. Outside, the large, level, rectangular lot (approximately 150 feet deep) offers plenty of room for play structures or gardening. The massive, two-tiered deck with pergola spans the full width of the home, creating an excellent outdoor living and entertaining area. Exterior updates completed in 2025 include new siding, roof, and eavestroughs. The furnace has been serviced regularly, with a new blower

installed in September 2025. Located in Evanston, this home offers convenient access to parks, pathways, and two major retail hubs—Evanston Towne Centre and Creekside Shopping Centre on Symons Valley Road. Nearby public schools include Kenneth D. Taylor School (K&ndash;4) and Our Lady of Grace School (K&ndash;9). School designations are subject to change, and enrollment is not guaranteed; buyers should confirm details directly with the relevant school boards.