



**29 Evanspark Gardens NW  
Calgary, Alberta**

**MLS # A2293651**



**\$645,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Window Coverings

Don't miss out on this like NEW, incredibly well taken care of 3 bedroom, 2.5 bath home in Evanston. Offering just under 1,700 square feet of comfortable and family friendly living space. Featuring 9 foot ceilings throughout the main floor, basement, and upstairs bonus room, the home feels bright, open, and spacious! The main level has hardwood flooring throughout with ceramic tile in the kitchen, laundry and entrance. The south facing dining area and living room are filled with natural light, the open living room has a cozy gas fireplace, perfect for relaxing on the colder nights. The kitchen is complete with stainless steel appliances, dark wood cabinetry, and granite countertops. The perfect size for cooking with plenty of storage for groceries, and cookware. Upstairs, the primary bedroom offers a walk in closet and private ensuite. The second bedroom is spacious and has it's own walk in closet and the third bedroom is bright lit with a standard closet. The two bedrooms share a full bathroom situated between the two, making the layout perfect for parents with kids or working adults that need an extra space for an office. The home is equipped with air conditioning to keep you nice and cool throughout the summer. Outside is a large south facing backyard featuring a deck, brick patio, garden bed, and open space. Additional highlights include an attached double garage with high 11 foot ceilings, recent upgrades including a new roof, gutters, and siding on two exterior walls (completed in 2025). Located in a vibrant, family friendly community with green spaces, walking paths, and playgrounds, this home is just 5 minutes from major amenities including Costco, T&T, Walmart, H-Mart, Home Depot, Canadian Tire, Superstore, restaurants, and shops. The new Evanston Heights School is set to open in 2026, adding even more convenience to families for this fantastic location.