



**325 Evanspark Circle NW
Calgary, Alberta**

MLS # A2304243



\$849,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,645 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully maintained home in Evanston, where pride of ownership is clear the moment you walk in. Offering over 2,600 sq ft of finished living space, this home has been thoughtfully cared for and kept in excellent condition by its original owners. The main floor is bright and functional, with a spacious front entry and hardwood flooring that flows throughout. At the centre of the home is a well-designed kitchen with plenty of space to cook, gather, and entertain, complete with an oversized pantry and a layout that just makes sense for everyday living. Upstairs, you’ll find three generously sized bedrooms, all with walk-in closets, along with a versatile bonus room and a dedicated home office. The primary bedroom is a comfortable retreat, featuring a five-piece ensuite that feels like your own private space to unwind. The fully finished basement adds even more flexibility, with a large rec area that can easily handle a pool table, games space, or media setup, plus plenty of storage to keep things organized. Out back, the west-facing yard is set up to enjoy. The exposed aggregate patio is low maintenance and gives you the perfect spot to take in summer evenings and sunsets. This is a move-in ready home that has been consistently maintained over the years, offering a solid option for anyone looking for space, function, and long-term value in a great community. For more community information, photos, and a guided 360 tour, click the links below!