

\$649,999 - 315 Evanston Way Nw, Calgary

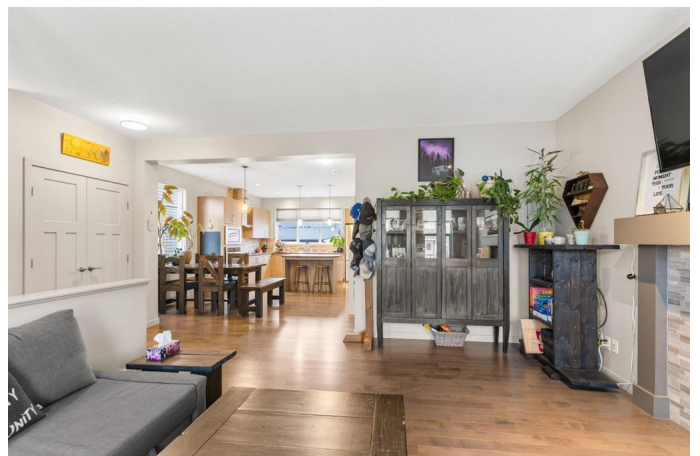
MLS® #A2203157

\$649,999

3 Bedroom, 3.00 Bathroom, 1,620 sqft
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom detached home in the highly desirable community of Evanston! With a double-car garage and an array of nearby amenities, including dog parks, multiple schools, shopping, walking paths, playgrounds, and parks this is the perfect place to call home. Plus, you'll enjoy easy access to Stoney Trail and Deerfoot Trail, making commuting a breeze! Step inside and be greeted by a bright, open-concept floor plan with gorgeous hardwood flooring that flows seamlessly throughout the main level. The spacious living room is warm and inviting, complete with a cozy gas fireplace, perfect for those chilly evenings. From there, make your way into the stunning kitchen, a true showpiece featuring a huge island, a large window over the sink that floods the space with natural light, a generously sized pantry, and beautiful, modern finishes throughout. Whether you're hosting dinner parties or enjoying a quiet morning coffee, this kitchen is designed to impress! Upstairs, you'll find a serene primary suite, complete with a walk-in closet and a spa-like ensuite boasting a large soaking tub and a separate glass-enclosed shower, the perfect retreat after a long day. Down the hall, you'll discover a conveniently located laundry closet (no more hauling clothes up and down the stairs!) and two additional spacious bedrooms, perfect for family, guests, or even a home office. The undeveloped basement is a fantastic



opportunity to create the space of your dreams, whether it's a home gym, entertainment area, rec room, or additional living space. Plus, a 3-piece bathroom rough-in is already in place, making future development a breeze! Step outside and enjoy your private backyard oasis, complete with a beautiful deck, perfect for BBQs, summer gatherings, or simply unwinding after a long day. With ample space and a quiet, family-friendly atmosphere, this backyard is an entertainer's dream! This home truly has it all style, space, and an unbeatable location in Evanston. Don't miss your chance to make it yours! Schedule your private showing today and fall in love with this incredible home!

Built in 2015

Essential Information

MLS® #	A2203157
Price	\$649,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	315 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P 0P7

Amenities

Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Lane, Back Yard, Private
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 18th, 2025
Days on Market 14
Zoning R-G

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.