

# \$819,800 - 197 Evanspark Gardens Nw, Calgary

MLS® #A2217218

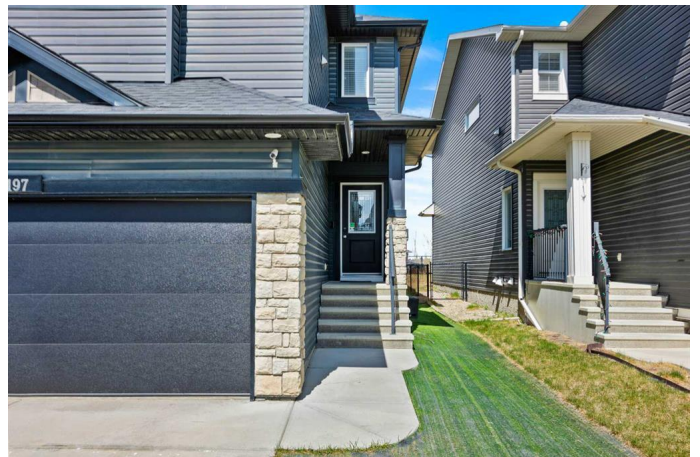
**\$819,800**

6 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 197 Evanspark Gardens NW â€” a beautifully maintained and generously sized home located in the heart of the family-friendly community of Evanston. Boasting 6 bedrooms and 3.5 bathrooms, this home is perfect for growing families or multi-generational living. Step inside to discover a bright and functional layout with an office space and an open-concept living area with a modern kitchen, stainless steel appliances, granite countertops, a large island, and ample cabinetry â€” ideal for entertaining or everyday family life. Moving upstairs, you will find 4 bedrooms and a bonus room on the upper level, including a spacious primary suite complete with a walk-in closet and a luxurious ensuite bathroom. Enjoy the convenience of a second-floor laundry room, making daily chores a breeze. The fully finished basement offers 2 additional bedrooms, a full bathroom, and a large recreation space, perfect for a home office, or a guest suite. A double attached garage with EV charging already installed provides secure parking and extra storage, while the landscaped backyard is ready for summer enjoyment and family gatherings. This home also features brand-new siding on two sides of the property and a recently installed roof both done in 2025, offering not only enhanced curb appeal but also long-term peace of mind. The fresh exterior delivers a modern, low-maintenance look while providing superior protection from the elementsâ€”perfect for years of worry-free



living. Located just steps from schools, parks, and shopping, this home offers exceptional value in a vibrant, amenity-rich community. This is your opportunity to own a turn-key property in one of Calgary’s most sought-after neighborhoods – don’t miss out!

Built in 2012

**Essential Information**

MLS® #	A2217218
Price	\$819,800
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,210
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	197 Evanspark Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	42
Zoning	R-G

## Listing Details

Listing Office	Keller Williams BOLD Realty
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