

297 Evanspark Gardens NW
Calgary, Alberta

MLS # A2272786



\$639,990

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming and well maintained home located in the heart of Evanston! This property features a front-attached double garage, a west-facing backyard, and a warm, inviting atmosphere perfect for families. Positioned next to a walking pathway, the home enjoys additional privacy with no direct neighbor on one side. The main floor boasts a functional layout with a 2-piece bathroom, a convenient laundry room, and an open-concept kitchen, dining area, and living room. Large west-facing windows flood the main living spaces with natural light, creating a bright and welcoming setting throughout the day. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a comfortable primary suite with its own private ensuite. The beautifully designed low-maintenance backyard is a true highlight—complete with a large storage shed, an expansive poured concrete patio, a fire pit, and a charming garden area, offering the perfect outdoor retreat for family gatherings. A detached gazebo is also included and can stay or be removed at the buyer's preference. The front and back gardens have been lovingly cared for by the owner, with abundant seasonal flowers that create a stunning display when they bloom in the summer—adding color, character, and charm to the property. New roof, gutters, and siding—have been completed following hail damage, providing peace of mind for the next owner. The unfinished basement offers a blank canvas to create the perfect additional living space to suit your needs. This exceptional location is hard to beat: 1.5 km to Kenneth D. Taylor School (K–4), walking distance to the new Evanston Heights Middle School (Grades 4–9), opening Fall 2026, 800 meters to Evanston's commercial hub with FreshCo, restaurants, gas station, banks, and more. With easy

access to Stoney Trail offering effortless commuting around the city. A wonderful opportunity to own a bright, cozy home in one of Calgary’s most desirable family-friendly communities. Don’t miss it!