

263 Evanston Way NW
Calgary, Alberta

MLS # A2277011



\$649,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Beverage Fridge in Basement, Deep Freezer in Garage, Shelving Units in Basement, Garage Heater, Tire storage rack in garage, Workbench and wooden shelving in garage, TV Wall Mount(s) are negotiable.

OPEN HOUSE SATURDAY JANUARY 10TH AT 2:00PM - 4:00PM Welcome to 263 Evanston Way NW, ideally located across from a school and green space in one of Evanston's most family-friendly pockets. This well-maintained home offers over 2,200 sq ft of developed living space across three finished levels, with thoughtful upgrades throughout. The covered front porch leads into a bright foyer, with a private front OFFICE ideal for working from home. Main-floor laundry and a convenient powder room add everyday functionality. The open-concept main living area features a recently updated kitchen with QUARTZ countertops, two-toned cabinetry (white uppers with blue lowers and island), STAINLESS STEEL APPLIANCES, and a generous pantry. The kitchen flows seamlessly into the dining area and rear living room, anchored by a GAS FIREPLACE and large windows overlooking the beautifully landscaped backyard. Outside, enjoy a two-tiered deck with pergola, perfect for entertaining or relaxing, plus the added benefit of a heated detached garage for year-round use. Upstairs, the spacious primary bedroom includes a walk-in closet and a well-appointed ensuite with soaker tub and separate shower. Two additional bedrooms with newer triple-pane windows, a full bathroom, and an open-to-below landing complete the upper level. The FULLY DEVELOPED BASEMENT offers a large rec room with WET BAR, a fourth bedroom, and a full bathroom - ideal for guests, teens, or extended family. This level also includes an organized utility space, ample storage, and a BRAND NEW HOT WATER TANK. Recent updates include new siding, new roof shingles, updated kitchen finishes, and CENTRAL AIR CONDITIONING, offering move-in-ready peace of mind. Located in the heart of Evanston, this home provides easy access to schools, parks, pathways,

shopping, and major commuter routes. A well-rounded property offering plenty of space, functionality, and a strong community setting. Book your private showing today!