

263 Evanston Way NW  
Calgary, Alberta

MLS # A2277011



**\$649,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!