

# \$850,000 - 671 Evanston Drive Nw, Calgary

MLS® #A2218885

**\$850,000**

5 Bedroom, 5.00 Bathroom, 2,572 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

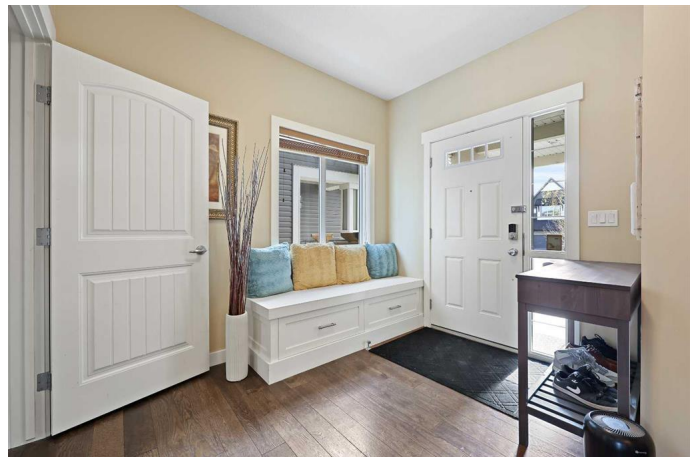
Located in the highly sought-after community of Evanston, this spacious family home offers incredible versatility with four bedrooms upstairs, an illegal basement suite, and is within walking distance to Our Lady of Grace School. Whether you're looking for a mortgage helper, nanny suite, multi-generational living, or an income property, this home delivers on all fronts.

As you enter, you're welcomed by abundant natural light streaming through oversized west-facing windows. Warm earth tones, rich wood finishes, and gleaming hardwood floors throughout the main level create a calming, inviting atmosphere. The kitchen is a chef's delight with full-height maple cabinetry, stainless steel appliances, granite countertops, and generous counter space. The adjacent dining area provides direct access to a full-width west-facing deck—ideal for summer evenings and outdoor entertaining.

A dedicated main floor office adds to the home's functionality, offering a perfect space for remote work or study.

Upstairs, you'll find four generously sized bedrooms and a massive vaulted bonus room, perfect for family movie nights, game days, or a cozy retreat.

The illegal basement suite is ready to impress with private access, a full kitchen, separate



laundry, two bathrooms, a living area with a fireplace, and large windows that bring in plenty of lightâ€”ideal for extended family or rental potential.

Conveniently located close to schools of all levels, parks, and shopping, this home is a rare opportunity for families at any stage. Donâ€™t miss outâ€”schedule your private showing today!

Built in 2014

### Essential Information

MLS® #	A2218885
Price	\$850,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,572
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	671 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1B1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Central, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features Balcony, Private Entrance

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist

Foundation Poured Concrete

## Additional Information

Date Listed May 9th, 2025

Days on Market 1

Zoning R-G

## Listing Details

Listing Office RE/MAX House of 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.