

# \$699,900 - 102 Evanspark Road Nw, Calgary

MLS® #A2224586

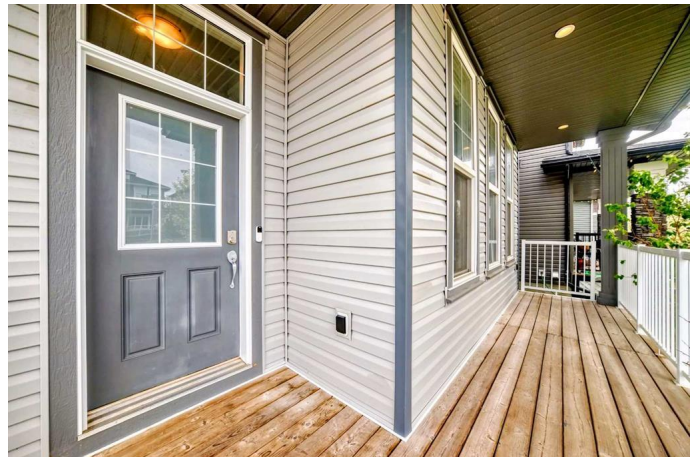
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Once Upon a Time in Evanston...In a land not so far away, nestled in the enchanted and sought-after realm of Evanston, stood a charming 2-story fairytale home, waiting for the next chapter of a perfect family's story to unfold. This magical dwelling, crafted with warmth and love, boasts 3 cozy bedrooms and 2 ½ sparkling baths—the perfect setting for comfort, laughter, and happily ever afters. Enter through the welcoming front door and you'll be greeted by a sunken living room, where South-facing windows let golden beams of sunlight dance across the gleaming Maple Birch Hardwood floors, keeping the home forever bright and warm. It's the perfect space to curl up with a good book or catch up on your favorite weekly fairytales with loved ones. A few steps up is your grand kitchen, fit for a royal feast. It features rich beech cabinetry, quartz countertops, and a magnificent granite-topped island that doubles as a gathering place for knights and nobles (or hungry little ones). With ample storage drawers, cabinets, and family seating, this is where both meals and memories are lovingly crafted. Off the kitchen is the dining area, perfect for daily and holiday feasts fit for Kings, Queens, and Nobles alike. Framed by large North-facing floor-to-ceiling windows and sliding patio doors, you'll dine under the stars and moonlight. Step outside to the large raised deck, where your gas smoker and BBQ await the next summer feast. Back through the mudroom and up the stairs awaits your royal



sanctuaryâ€”a primary suite where dreams begin and end. With a large walk-in closet and a spa-like ensuite, complete with a walk-in shower, corner soaker tub, and even a TV wall mount, your evenings can be spent soaking in luxury as the stars twinkle overhead or the latest Hollywood tale plays before you. Just outside the suite is a laundry room, with a stainless-steel washer and dryer and storage cupboards to keep things neat as a pin. Down the hall lie two more generous bedrooms, perfect for little princes and princesses, guests, or even your personal storybook den. Below the castle lies a basement brimming with potentialâ€”a blank parchment awaiting your personal tale. Whether you envision a playroom, cinema, or private wizardâ€™s study, the choice is yours. The backyard kingdom is beautifully low maintenance, ideal for both two-legged and four-legged companions, with room for cozy firepit gatherings under the stars. And behind the home? A mighty double garage, insulated, heated, and enchanted with 60A 120/240v wiring. It currently serves as a skilled woodworkerâ€™s haven, with built-in shelving and cabinets galore, but could easily transform into whatever realm you imagine. This is not just a houseâ€”itâ€™s the beginning of your â€œOnce Upon a Time.â€• A place where every hallway whispers stories, and every room invites you to write new ones. â€œHome is where your story begins.â€• Let yours begin here, on the magical corner of Evanspark Road NW.

Built in 2012

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2224586  |
| Price    | \$699,900 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,700       |
| Acres          | 0.08        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102 Evanspark Road Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0G6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Soaking Tub |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Rain Gutters, BBQ gas line, Rain Barrel/Cistern(s) |
| Lot Description   | City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Low         |

|              |   |
|--------------|---|
|              | Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof         | Asphalt Shingle   |
| Construction | Vinyl Siding, Wood Frame                                |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 23             |
| Zoning         | R-G            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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