

# \$699,999 - 611 Evanston Drive Nw, Calgary

MLS® #A2243746

**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Stunning Corner Lot Home with Illegal Basement Suite in Family-Friendly Evanston NW, Calgary

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home nestled in the desirable community of Evanston in NW Calgary. Situated on a prime corner lot, this property is perfect for families, offering easy access to parks, playgrounds, green spaces, and scenic walking trails.

Step inside to an inviting open-concept main floor featuring upgraded dual-tone kitchen cabinetry, elegant quartz countertops, stainless steel appliances, a walk-in pantry, central island, and modern drop-down ceiling. Rich hardwood flooring throughout the main level adds a touch of luxury, while the spacious living and dining areas are enhanced by large, additional windows that bring in an abundance of natural light. For added convenience, a 2-piece powder room and laundry area are also located on the main floor.

Upstairs, a large bonus/family room serves as the perfect retreat, complete with oversized windows that provide plenty of natural light. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with a soaker tub and stand-alone shower. Two additional well-sized bedrooms share another full bathroom, ideal for growing



families.

The fully developed illegal basement suite has its own separate side entrance and includes a bedroom, full bathroom, and a fully equipped kitchenâ€”making it ideal for extended family, guests, or potential rental income.

Enjoy outdoor living in the fully fenced and landscaped backyard, complete with a large deck, perfect for entertaining or relaxing on warm summer days.

Located just minutes from schools, shopping, parks, and walking trails, this exceptional property offers everything you need in a family home. Don't miss out on this opportunityâ€”book your showing today!

Built in 2012

**Essential Information**

MLS® #	A2243746
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	611 Evanston Drive Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 28th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	Coldwell Banker YAD Realty
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