

# \$668,000 - 172 Evanspark Gardens Nw, Calgary

MLS® #A2255176

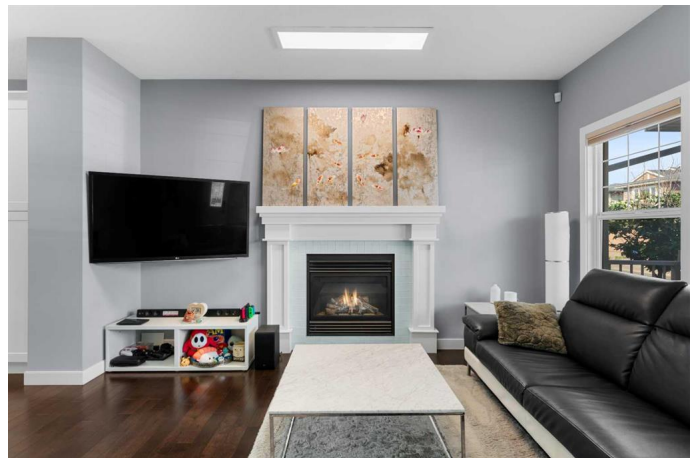
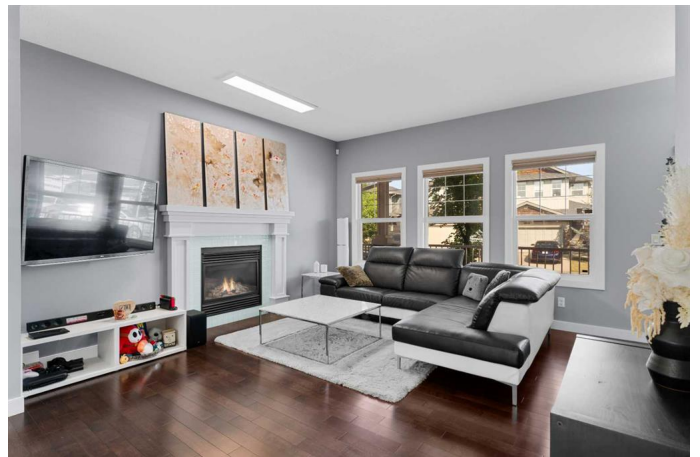
**\$668,000**

4 Bedroom, 4.00 Bathroom, 1,653 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Step into timeless elegance in this meticulously designed residence, nestled in the coveted community of Evanston. Perfectly positioned on a quiet street just steps from a greenspace playground, this beautiful two-storey home boasts nearly 2,400 sq. ft. of refined living, combining modern sophistication with family comfort. The main level welcomes you with 9-ft ceilings, hardwood floors, and an open-concept design that seamlessly connects the living, dining, and kitchen spaces. A striking gas fireplace anchors the living room, while the chef-inspired kitchen dazzles with pristine quartz countertops, premium KitchenAid stainless steel appliances including a newer gas stove, custom shaker cabinetry, and an expansive island with raised breakfast bar seating for casual dining. The rear dining nook flows effortlessly onto a sun-drenched south-facing deck, complete with a BBQ gas line—ideal for entertaining or relaxing summer evenings. Upstairs, the private primary retreat impresses with vaulted ceilings, a generous walk-in closet, and a luxurious 5-piece spa ensuite featuring dual vanities, a deep soaker tub, and a glass-enclosed shower. The two additional bedrooms provide plenty of room for children, guests, or a home office and a thoughtfully designed 4pc full bath with hidden linen storage. The fully finished basement expands the living space with a sprawling family/media room, a spacious fourth bedroom, and a modern 3-piece bathroom. Every detail reflects pride of



ownership, with upgrades including Central Air Conditioning, new siding and roof, a new water heater, upgraded lighting, Hunter Douglas window treatments, wide staircases, and a double detached garage (built in 2020). Ideally located, this home offers unparalleled convenience—just steps to playgrounds, a short stroll to Sobeys and local shops, close to schools, and with effortless access to major roadways. A rare opportunity to own a residence that balances luxury and lifestyle—your Evanston dream home awaits.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255176    |
| Price          | \$668,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,653       |
| Acres          | 0.07        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 172 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G7                  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

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

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                       |
| Heating           | Forced Air                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                         |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-G                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.