\$715,000 - 8 Evansdale Way Nw, Calgary

MLS® #A2256203

\$715,000

4 Bedroom, 4.00 Bathroom, 1,862 sqft Residential on 0.10 Acres

Evanston, Calgary, Alberta

Tucked away on a quiet street and backing onto a spacious green space and designated off-leash dog park, this home offers the perfect blend of peace, privacy, and convenience with the added benefits of a LEGAL suite in the basement.

Step inside to discover an open-concept main floor featuring newer engineered hardwood flooring throughout. The expansive living room is a standout with its added mantle and modern fireplace, complemented by large windows that fill the space with natural light.

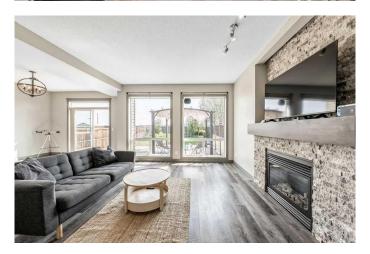
The kitchen has been tastefully refreshed with a new feature wall, stylish backsplash, and updated appliances. It also includes a microwave hood fan, pantry, and flows seamlessly into the dining area, where patio doors lead to your private backyardâ€"ideal for entertaining or relaxing.

The main level also includes a laundry room with built-in cabinetry and a convenient 2-piece powder room.

Upstairs, you'll find a generously sized bonus room, perfect for movie nights or family gatherings, with direct access to an upper balcony. The primary suite features a large walk-in closet and a bright ensuite with a skylight. Two additional bedrooms and a renovated 4-piece bathroom complete the upper floor.







The basement is fully finished with a new legal secondary suite. Complete with a separate entrance, a great-sized bedroom, a full bathroom and separate kitchen & living space, the suite is fully self contained!

The home is situated in a prime location close to schools, FreshCo, restaurants, pet stores, and more! Quick access to major routesâ€"just 15 minutes to Calgary Airport and 20 minutes to Downtown.

Don't miss this incredible opportunity to own a move-in ready home with a legal suite in one of Calgary's most desirable communities!

Built in 2007

Essential Information

MLS® # A2256203 Price \$715,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,862 Acres 0.10 Year Built 2007

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 8 Evansdale Way Nw

Subdivision Evanston
City Calgary
County Calgary

Province Alberta
Postal Code T3P 0B1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Open Floorplan, Pantry, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Fire Pit, Other

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours

Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 1

Zoning R-G

Listing Details

Listing Office Real Broker

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