

# \$769,900 - 363 Evanspark Gardens Nw, Calgary

MLS® #A2260554

**\$769,900**

5 Bedroom, 4.00 Bathroom, 2,244 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully upgraded 5-bedroom, 3.5-bathroom home in the heart of Evanston, one of Calgary's most sought-after family communities.

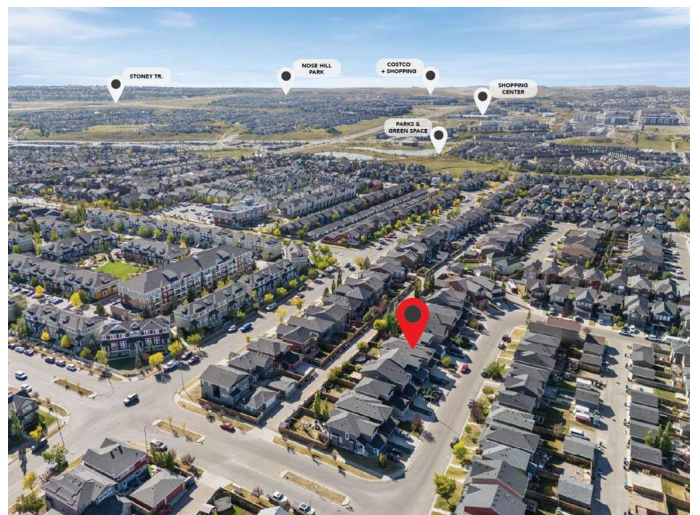
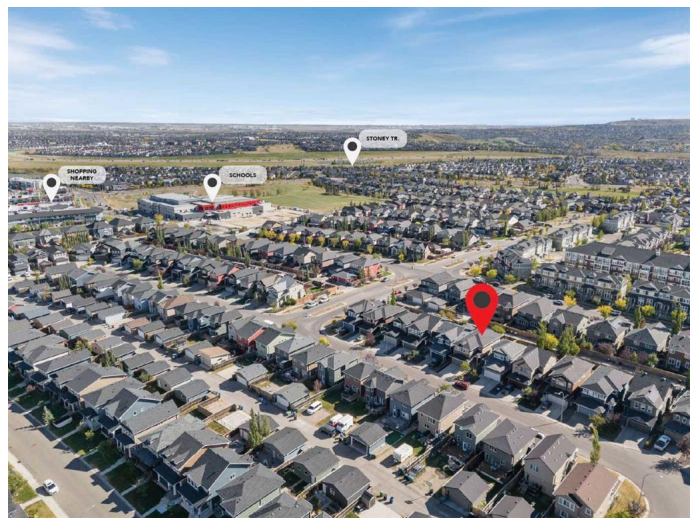
This carpet free home features newer vinyl flooring, fresh paint, and modern appliances throughout. The open concept main floor includes a chef's kitchen with quartz countertops, large walk through pantry, stainless steel kitchen appliances, and a farmhouse sink, flowing into a bright living and dining area with a cozy gas fireplace. A main floor office and half bath completes this floor. Upstairs, enjoy four bedrooms, a spacious central bonus room, laundry room, and two full bathrooms. The primary suite offers a big walk-in closet and luxurious 5-piece ensuite with a soaker tub and barn door.

The fully finished basement includes a large rec room with a projector & screen, a fifth bedroom, full bath, and a relaxing infrared sauna.

Outside, the south facing backyard is built for family fun with a concrete patio, a swimming spa, and a kids' playhouse. This backyard also have the access to the paved back alley.

Located on a quiet street, within walking distance to the new school, parks, playgrounds, and shopping center, this home offers the perfect blend of comfort, style, and location!

Don't miss your chance! book your showing today!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260554    |
| Price          | \$769,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,244       |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 363 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0E2                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 13                   |
| Zoning         | R-G                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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