

# \$599,900 - 854 Evanston Drive Nw, Calgary

MLS® #A2260669

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.07 Acres

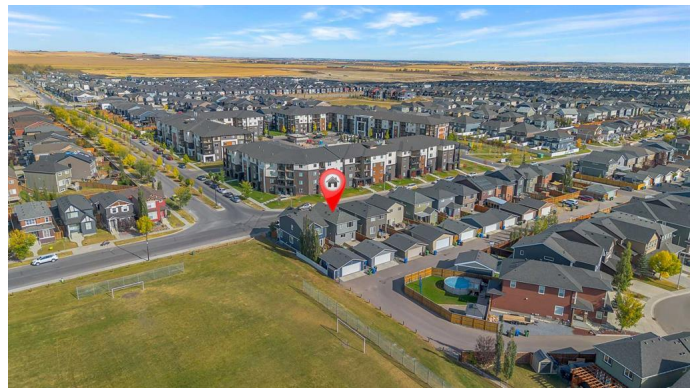
Evanston, Calgary, Alberta

Welcome to 854 Evanston Drive NW in the family-friendly established community of Evanston! This wonderful two-storey home combines modern finishes with everyday functionality, offering everything you need in one of Calgary's most convenient locations.

The main floor features 9 foot ceilings and hardwood flooring throughout, setting an open and inviting layout with over 1,500 sqft of living space. A bright living room framed with a gas fireplace flows into the dining space and open u-shaped kitchen, where you'll find a quartz island, full corner pantry, and plenty of storage. A powder room adds convenience for guests tucked-in behind the mudroom, while the south-facing backyard brings in plenty of natural light all day long.

Upstairs, there are three bedrooms and two full bathrooms, including a spacious primary suite with dual vanities, a soaker tub, and a glass shower. The additional bedrooms are versatile for children, guests, or as a home office.

The unfinished basement offers room to grow and customize – whether you're thinking of a media area, home gym, or extra living space for you to dream and design. Out back from the mudroom, you're met with a lovely wooden deck extending into the south backyard. A double detached garage is



excellent for two cars and is access by an asphalt alley providing easy access “ no more dusty or bumpy pot-holed alleyways! Did you notice the park right adjacent to the alley as well? A quick soccer game, walk of the dog, game of catch, or a jog is right at your doorsteps with this property, one house next to the athletic field.

Families will appreciate being within walking distance to Our Lady of Grace School, playgrounds, walking trails, parks and playgrounds. Evanston itself offers access to a number of schools, nearby shopping at Walmart, Co-op, FreshCo, and Costco (just to name a few), as well as gyms, restaurants, and everyday amenities. Getting around the city is simple with close proximity to Stoney Trail, Symons Valley Road, and Beddington Trail, and you’re only 17 minutes from Calgary International Airport.

A great opportunity to move into a move-in ready home that delivers comfort, community, and convenience! Book your showing TODAY!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260669    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,533       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 854 Evanston Drive Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0L9               |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 2                                             |
| Parking        | Alley Access, Asphalt, Double Garage Detached |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                    |
| Heating           | Central                                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                                              |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                              |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 7                 |
| Zoning         | R-G               |

**Listing Details**

Listing Office                    RE/MAX Real Estate (Mountain View)

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.