

# \$800,000 - 322 Evanston Way Nw, Calgary

MLS® #A2238074

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,219 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

**\*\*OPEN HOUSE AUG 31 11AM-1PM\*\***

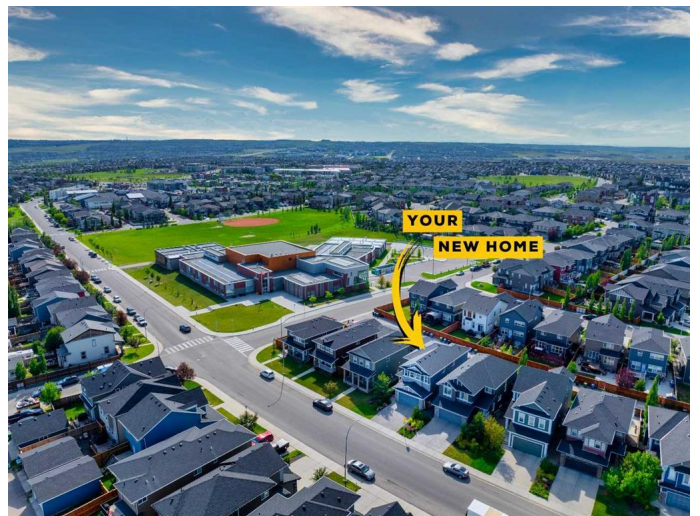
Welcome to this former Sterling Show Home, a beautifully upgraded 4-bedroom, 3.5-bathroom residence in the heart of family-friendly Evanston. With nearly 2,800 sq ft of thoughtfully designed living space, this home offers the perfect blend of style, comfort, and functionality.

The executive kitchen is a true centerpiece, boasting stainless steel appliances, built-in oven and microwave, quartz countertops, and a custom walk-in pantry. The open-concept main floor is perfect for entertaining, complete with built-in speakers and central A/C. Fresh paint and quartz surfaces in all bathrooms elevate the home's modern appeal.

Upstairs, retreat to a spacious primary bedroom with a luxurious ensuite and a custom walk-in closet. The southeast-facing front yard is beautifully landscaped, while the private northwest-facing backyard features new siding and windows, with all soft metal work to be completed soon.

The fully finished basement adds incredible versatility, featuring a large flex space, a fourth bedroom, and a full bathroom—ideal for guests, a home gym, or media room.

Additional highlights include a double front garage, brand-new roof, brand-new composite back deck, new curtains, back alley for added privacy, and proximity to three schools (plus a future grade 5–9 school), off-leash parks, major roadways, every amenity, and more. Move-in ready and rich with upgrades, this



exceptional home is your opportunity to own a true gem in Evanston.

Built in 2014

**Essential Information**

MLS® #	A2238074
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,219
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	322 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 10th, 2025
Days on Market	53
Zoning	R-G

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.