

# \$652,500 - 391 Evansdale Way Nw, Calgary

MLS® #A2238221

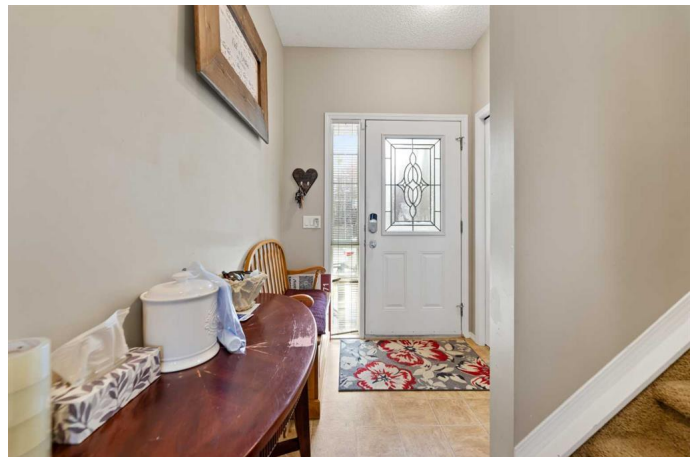
**\$652,500**

4 Bedroom, 4.00 Bathroom, 1,389 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully maintained home in the desirable community of Evanston. Ideally situated on a quiet street and a corner lot that sides onto a park, this property offers both privacy and convenience. It is located close to walking paths, shopping centers, schools, and offers quick access to major roadways. The main floor features a bright and inviting living room with a cozy gas fireplace and large windows that fill the space with natural light. The spacious kitchen includes a pantry and a breakfast nook that opens onto a sunny deck, perfect for outdoor dining. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, the primary bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, a shared 4-piece bathroom, and a versatile loft space provide plenty of room for the whole family. The legal walk-out basement suite offers excellent income potential or additional living space. It includes a large kitchen, comfortable living area, one bedroom, a full bathroom, a large storage room, and its own separate laundry. The basement has been insulated with mineral wool, offering excellent soundproofing, fire and heat resistance. It's also pre-wired for home theater speakers, and the electrical setup is ready for adding a hot tub. Outside, enjoy a private backyard and an oversized detached heated & insulated garage (includes shelving). Additional features include air conditioning, central vacuum system, and recent upgrades



such as a new roof and gutters in 2025 and new furnace in 2023. Don't miss out on this move-in-ready home in a prime location, book your showing today!

Built in 2007

**Essential Information**

MLS® #	A2238221
Price	\$652,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,389
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	391 Evansdale Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0B2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Off Street, Alley Access
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Pantry, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window

	Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle, See Remarks
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	6
Zoning	R-G

## Listing Details

Listing Office	Creekside Realty
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