

# \$660,000 - 120 Evansdale Way Nw, Calgary

MLS® #A2246016

**\$660,000**

3 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 0.18 Acres

Evanston, Calgary, Alberta

**\*OPEN HOUSE Sunday 2-4pm\*** Welcome to the inviting home on Evansdale Way NW! This 3-bedroom, 2.5-bathroom detached home offers over 1,500 sq. ft. of thoughtfully designed living space in a quiet, family-friendly neighborhood. From the moment you arrive, you'll appreciate the charming curb appeal, updated west-facing siding, new garage door, and a fresh 2025 roof with Class 4 hail-resistant shingles and eavestroughs for long-term peace of mind.

Inside, the main floor features warm laminate hardwood floors, a gas fireplace in the living room, and a bright open-concept layout perfect for both everyday living and entertaining. The kitchen was updated in 2020 with sleek quartz countertops, stainless steel appliances including an induction stove, and ample cabinetry. Just off the dining area, large windows and a stylish accent wall create a modern yet welcoming space for gatherings.

Upstairs, you'll find a spacious bonus room—ideal as a family lounge or home office—along with three comfortable bedrooms. The primary suite includes a well-designed walk-in closet with a built-in dresser. The additional bedrooms offer flexibility for guest space, a home office, or a hobby room.

The full unfinished basement provides plenty of storage and is roughed in for plumbing, with



the electrical panel set up for a future basement renovation. Recent upgrades include an LG washer and dryer (2024) and an insulated double garage with abundant shelving for organized storage.

Step outside to a beautifully landscaped backyard featuring an eco-friendly clover lawn, surrounding garden beds, and a private stone patio. Whether you’re relaxing in the private backyard, entertaining friends, or enjoying the ample green space, this yard is designed for year-round enjoyment.

Additional inclusions: TV mount, rain barrel attachment to downspout and master closet built-in with dressers.

With modern upgrades, plenty of functional space, and a private, low-maintenance outdoor retreat, this home is move-in ready and waiting for its next chapter.

Built in 2009

**Essential Information**

MLS® #	A2246016
Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.18
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	120 Evansdale Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0C4

### **Amenities**

Parking Spaces	4
Parking	Covered, Double Garage Attached, Driveway, Garage Door Opener, See Remarks, Insulated
# of Garages	2

### **Interior**

Interior Features	Bar, Bathroom Rough-in, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.