# \$878,000 - 314 Evanston Drive Nw, Calgary

MLS® #A2218569

#### \$878,000

5 Bedroom, 4.00 Bathroom, 2,363 sqft Residential on 0.10 Acres

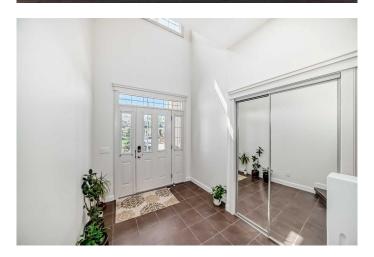
Evanston, Calgary, Alberta

OPEN HOUSE 07 JUNE SATURDAY AND SUNDAY 08 JUNE BETWWEN 12-4PM. This stunning property boasts a total developed living area of 3,247 sq. ft., offering an impressive blend of contemporary upgrades and timeless elegance. From the moment you step inside, you'll be greeted by brand-new finishes throughout, including fresh paint, stylish flooring, and beautifully upgraded bathrooms. High ceilings, subtle LED lighting, and an open, airy design create an inviting atmosphere, ensuring comfort and sophistication at every turn.

The main level features a gourmet kitchen that is a chef's dreamâ€"completely renovated with top-of-the-line appliances, sleek countertops, and ample cabinet space. Adjacent to the kitchen, the dining area provides a perfect setting for family meals or entertaining. A versatile flex room offers endless possibilities, while the grand living room is centered around a cozy gas fireplace, perfect for those colder evenings. Upstairs, the open bonus room will surely impress, featuring vaulted ceilings, three skylights that flood the space with natural light, and a private balcony where you can take in the surrounding views. The home includes three spacious bedrooms, each thoughtfully designed for comfort and tranquility, as well as two fully renovated bathrooms. The laundry room is equipped with a fresh linen closet, making daily chores a breeze. The expansive master suite is a true retreat, featuring a generous walk-in closet







and a luxurious 5-piece ensuite bathroom complete with a relaxing Jacuzzi tubâ€"ideal for unwinding after a long day. The fully developed basement with a soundproof roof offers additional living space with a 2-bedroom suite featuring a modern kitchen with brand new appliances, a full bathroom, and its own private entranceâ€"perfect for guests, in-laws, or potential rental income. Located in a desirable neighborhood, this home is surrounded by convenient amenities, including a FreshCo shopping center, a spacious field with a playground, baseball area, two nearby elementary schools, and an incoming middle school (Evanston Middle School). Easy transit access, flat walking paths ideal for elders, and numerous parks make this an incredibly family-friendly location. Plus, you're just minutes away from Beacon Hill shopping center with Costco and Walmart, and only a short 10-minute drive to Calgary International Airport. Recent upgrades, including new LED lighting, a new electrical charging outlet in the garage and brand-new carpeting throughout, further elevate the already stunning property. This home is truly a gemâ€"don't miss your opportunity to make it yours!

Built in 2009

#### **Essential Information**

MLS® # A2218569 Price \$878,000

Bedrooms 5
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,363
Acres 0.10
Year Built 2009

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

### **Community Information**

Address 314 Evanston Drive Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0e3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Built-In Electric Range, Built-In Oven, Dishwasher, Electric Oven,

Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas Log, Pellet Stove

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Balcony, Garden

Lot Description Back Lane, Back Yard, Garden, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 1st, 2025

Days on Market 8

Zoning R-G

## **Listing Details**

Listing Office URBAN-REALTY.ca

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