

# \$655,000 - 314 Evanston Way Nw, Calgary

MLS® #A2254698

**\$655,000**

3 Bedroom, 3.00 Bathroom, 1,748 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

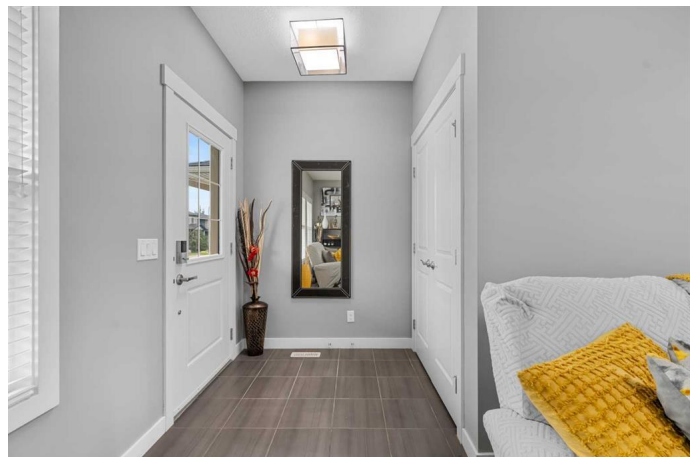
Welcome to this inviting 3 bedroom starter home in the highly sought after community of Evanston. Located close to schools, parks, walking paths, and everyday amenities, this home offers both comfort and convenience for growing families or first time buyers.

The open concept main level is designed to impress with built in stainless steel appliances, including a 600 CFM hood fan and a 36" induction cooktop, solid maple cabinetry and a spacious 7' kitchen island—ideal for entertaining or casual family dining. A gas fireplace and elegant maple railing add warmth and style throughout.

Upstairs, retreat to the private 5pc primary suite featuring a luxurious 6' Jacuzzi tub in the ensuite. Additional features include memory foam carpet underlay for added comfort, and thoughtful design by award winning Sterling Homes.

The property also boasts a 24' x 24' garage with soaring ceilings, full insulation, a 240V power supply, and a gas line for a future heater—a dream setup for hobbyists or those in need of extra workspace. The unfinished 8'4" basement with two large windows and a 3 piece bathroom rough in offers endless potential for customization.

Outside, the west facing backyard provides the perfect setting for enjoying evening sunsets. Don't miss this opportunity to own a beautifully crafted home in one of Calgary's most desirable neighborhoods!



Built in 2015

## Essential Information

MLS® #	A2254698
Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	314 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P7

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Wired for Data
Appliances	Built-In Electric Range, Built-In Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Tile
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	10
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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