

# \$623,000 - 91 Evanspark Road Nw, Calgary

MLS® #A2212859

**\$623,000**

3 Bedroom, 3.00 Bathroom, 1,710 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this fabulous Trico Built central air-conditioned, two-storey home in the family-friendly community of Evanston. With 1,710 sqft of living space, this property offers oodles of sunlight, a functional open layout and thoughtful updates throughout. The main floor features light hardwood flooring, gas fireplace, stylish kitchen with granite countertops (Stainless steel appliances: new fridge, new dishwasher, microwave and stove.)

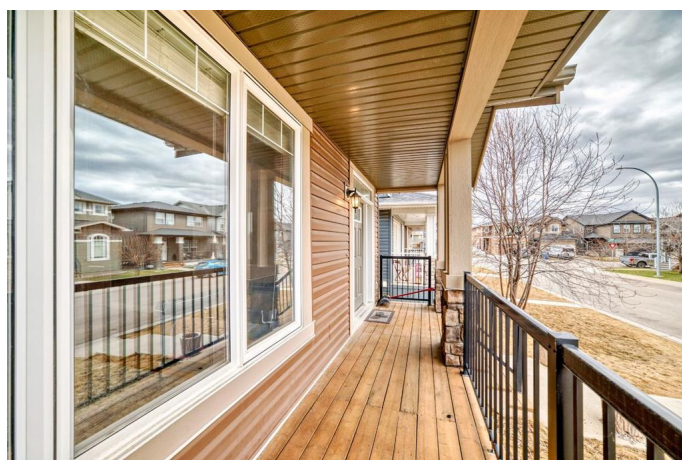
New washer and dryer located conveniently on the main floor tucked away. A 2-piece bathroom completes the main level. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a 5-piece ensuite and walk in closet. Thereâ€™s also a 4-piece main bathroom and newer carpet installed within the last two years. The basement is unfinished with roughed-in plumbing, new hot water tank installed Feb2025 giving you the flexibility to create your dream space. Outside, the home is going through a small reno, new roof is currently being installed with siding soon to follow â€“ all through insurance. Ideally located close to schools, parks, shopping, and transitâ€”making daily life easy and convenient.

Built in 2012

## Essential Information

MLS® # A2212859

Price \$623,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,710
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	91 Evanspark Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G6

### Amenities

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Parking Pad, Rear Drive

### Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	7
Zoning	R-G

### **Listing Details**

Listing Office	Frame Realty Group Inc.
----------------	-------------------------

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.