

# \$850,000 - 12 Evansview Park Nw, Calgary

MLS® #A2227958

**\$850,000**

4 Bedroom, 3.00 Bathroom, 2,664 sqft

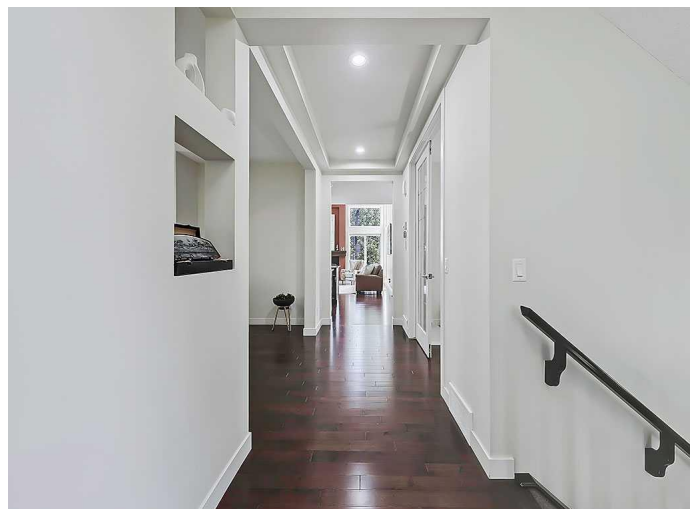
Residential on 0.09 Acres

Evanston, Calgary, Alberta

Step into this beautifully cared for two-storey home offering over 2,600 sq. ft. of thoughtfully designed living space. From the moment you enter, you'll appreciate the grand staircase, high ceilings, and elegant finishes throughout. The main floor features gleaming hardwood, a bright and functional kitchen with granite countertops, new stainless steel appliances, and a cozy living room with a gas fireplace and oversized windows that flood the space with natural light.

Perfect for families and professionals alike, this home includes a main floor office, a versatile flex room, and plenty of space to relax or entertain. Upstairs, enjoy a spacious bonus room, convenient walk-in laundry, and four bedrooms including a generous primary suite complete with a 5-piece ensuite and walk-in closet.

Additional highlights include brand new Class 4 Roof Shingles, updated LED pot lights throughout, brand new Electrolux Washer/Dryer, central air conditioning, a double attached garage, and a landscaped backyard. With a partially finished basement ready for your ideas and a location close to parks, schools, and shopping centres (Creekside Shopping Centre & Sage Hill Plaza), this home offers comfort, space, and convenience in one of Calgary's sought-after communities.



Don't miss your opportunity to view this lovely home – book your showing today!

Built in 2012

### Essential Information

MLS® #	A2227958
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,664
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Evansview Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-G

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.