

# \$1,049,900 - 325 Evanspark Gardens Nw, Calgary

MLS® #A2246779

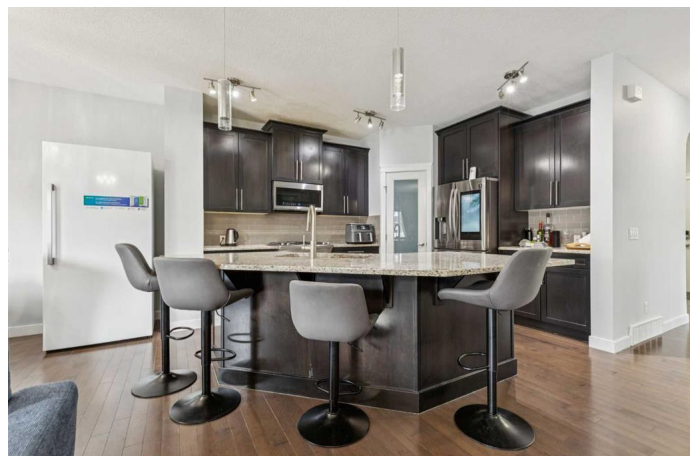
**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,302 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

This exquisite executive home is located on a pie-shaped corner lot in the vibrant community of Evanston. This home has been freshly painted and the roof and garage door have just been replaced. You are greeted by a spacious foyer and gleaming hardwood floors that continue throughout the main floor. The open floor plan and wall of windows overlooking the backyard allow for an abundance of natural light to fill the great room. The kitchen elegantly showcases ample rich cabinetry with granite counters and a large island. It features a gas range and a walk through pantry for extra storage. The great room is centered by a gas fireplace that will add ambience to your entertaining. A den and 2 piece bathroom complete the main floor. Upstairs there is a spacious bonus room with soaring vaulted ceilings that your family will love. The primary retreat is perfect for a king size bed and has a large walk-in closet and sumptuous ensuite bath with a deep soaker tub. There are two more good sized bedrooms plus a full bath and laundry room to complete the upper floor. The walk-up basement is fully developed into a one bedroom plus den legal suite with its own private entrance. It has its own kitchen, bath, living room and laundry. The suite could easily be used as an entertainment area with a wet bar as well. The large backyard will be your private oasis complete with a huge two-tier deck that was made for entertaining. Parking is a breeze with the double attached garage and concrete



driveway. Call today!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246779    |
| Price          | \$1,049,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,302       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 325 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G6                  |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Heating         | Forced Air, Natural Gas                          |
| Cooling         | Central Air                                      |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Gas, Living Room, Mantle                         |
| Has Basement    | Yes                                              |
| Basement        | Exterior Entry, Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters      |
| Lot Description   | City Lot, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Pulse Real Estate |
|----------------|-------------------|

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