\$652,500 - 391 Evansdale Way Nw, Calgary

MLS® #A2238221

\$652,500

4 Bedroom, 4.00 Bathroom, 1,389 sqft Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully maintained home in the desirable community of Evanston. Ideally situated on a quiet street and a corner lot that sides onto a park, this property offers both privacy and convenience. It is located close to walking paths, shopping centers, schools, and offers quick access to major roadways. The main floor features a bright and inviting living room with a cozy gas fireplace and large windows that fill the space with natural light. The spacious kitchen includes a pantry and a breakfast nook that opens onto a sunny deck, perfect for outdoor dining. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, the primary bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, a shared 4-piece bathroom, and a versatile loft space provide plenty of room for the whole family. The legal walk-out basement suite offers excellent income potential or additional living space. It includes a large kitchen, comfortable living area, one bedroom, a full bathroom, a large storage room, and its own separate laundry. The basement has been insulated with mineral wool, offering excellent soundproofing, fire and heat resistance. It's also pre-wired for home theater speakers, and the electrical setup is ready for adding a hot tub. Outside, enjoy a private backyard and an oversized detached heated & insulated garage (includes shelving). Additional features include air conditioning, central vacuum system, and recent upgrades







such as a new roof and gutters in 2025 and new furnace in 2023. Don't miss out on this move-in-ready home in a prime location, book your showing today!

Built in 2007

Essential Information

MLS® # A2238221 Price \$652,500

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,389 Acres 0.08 Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 391 Evansdale Way Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P0B2

Amenities

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Off Street, Alley Access

of Garages 2

Interior

Interior Features Central Vacuum, Pantry, See Remarks, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window

Coverings, Electric Range

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Playground, Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot,

Front Yard, Rectangular Lot, See Remarks

Roof Asphalt Shingle, See Remarks

Construction Vinyl Siding, Wood Frame, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market 7

Zoning R-G

Listing Details

Listing Office Creekside Realty

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