

# \$899,900 - 326 Evanston Way Nw, Calgary

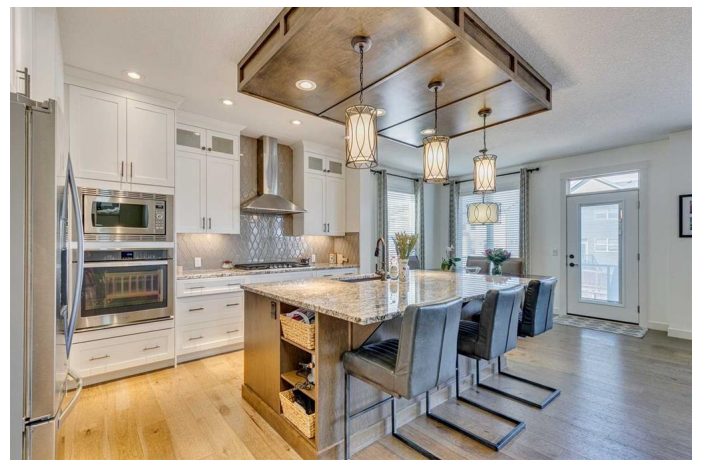
MLS® #A2208125

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,535 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

This fully developed former showhome is ideally situated within the community and offers almost 3,500 sq. ft. of living space! The main level features soaring 9â€™™ ceilings and a thoughtfully designed open floor plan. The stunning kitchen is a chefâ€™™s dream, complete with granite countertops, a large island with room for stools, a gas cooktop, a built-in wall oven and microwave, a beverage fridge, and a walk-through pantry plus plenty of drawers and cabinets provide ample storage. The adjoining dining area comfortably accommodates a large table, making it perfect for entertaining and family gatherings. The spacious family room, centered around a cozy gas fireplace with a beautiful stone surround, offers a warm and inviting atmosphere. Completing this level are a convenient den/flex room, a 2-piece bathroom, and access to the fully finished garage with high ceilings for additional storage. Upstairs, you'll find four generously sized bedrooms, a central bonus room, and a convenient upper-floor laundry. Two of the bedrooms share a Jack & Jill bathroom, while the king-sized vaulted primary suite boasts a walk-in closet and a luxurious ensuite featuring granite countertops, dual sinks, a soaker tub, and a tiled shower with a built-in bench. The fully finished lower level is bathed in natural light from large above-grade windows and is wired for soundâ€™™ ideal for a home theatre. This space includes a spacious family room, a fifth bedroom, another full bathroom, and plenty of finished storage.



Outside, the sunny west-facing backyard is perfect for summer relaxation, featuring a deck with a gas line for your BBQ. You'll also appreciate the convenience of a front-attached garage, plus a paved rear lane—no need to haul garbage bins to the front street! Other notable upgrades include new roof shingles, and central AC to keep you cool all summer long! Located just a one-minute walk from St. Josephine Bakhita School and within walking distance of multiple other schools, parks, playgrounds, shopping, and transit, this home is in a prime location.

Built in 2014

### Essential Information

MLS® #	A2208125
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,535
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	326 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	R-G

### **Listing Details**

Listing Office	The Home Hunters Real Estate Group Ltd.
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