

# \$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.)

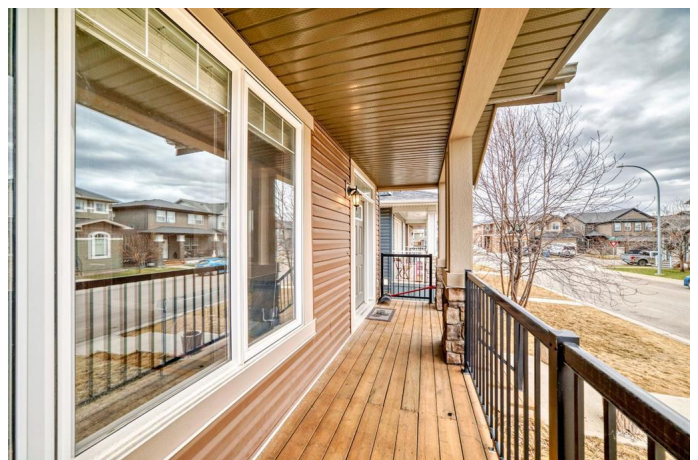
New washer and dryer located conveniently on the main floor tucked away. A 2-piece bathroom completes the main level. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a 5-piece ensuite and walk in closet. Thereâ€™s also a 4-piece main bathroom and newer carpet installed 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 | 11               |
| Zoning         | R-G              |

### **Listing Details**

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

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