

# \$775,000 - 246 Evansglen Drive Nw, Calgary

MLS® #A2252715

**\$775,000**

4 Bedroom, 3.00 Bathroom, 2,315 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Immaculate 4 bedroom up 2 storey located on a quiet street in Evanston. Nice sized entry welcomes you into this open main floor with 9 foot ceilings and vinyl plank flooring. Large and bright living room has a gas fireplace with tile surround and mantle. Great working kitchen has a large island, eating bar, Stainless Steel appliances with built in oven and microwave and induction stovetop, pantry and loads of work space for hosting those dinners. Large dining area has sliding doors leading to the west deck and yard. Upstairs you have 4 bedrooms with the master having a large walk in closet and 5 piece ensuite bathroom, bonus room and laundry room. Downstairs is open with roughed in plumbing and waiting for your ideas. Large west backyard has nice sized deck with a gas line and underground sprinkler system to keep the grass green. Outside of the house was completely redone with new siding, eases, downspouts and roof with rubber shingles. Other upgrades include; air conditioning, heated garage, wide driveway and Gem Stone lighting. Call to view this home today!

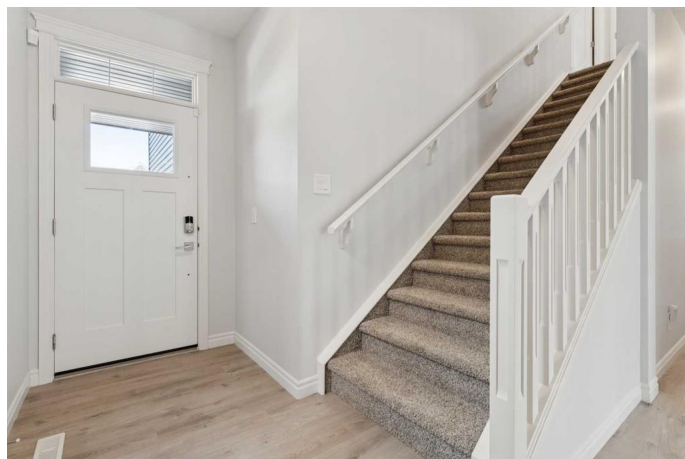
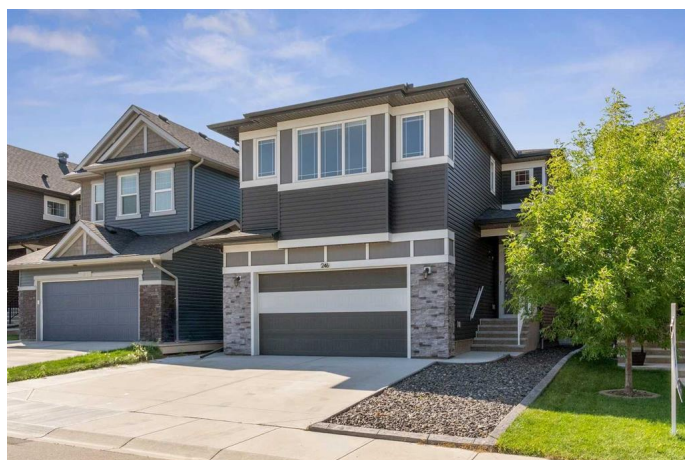
Built in 2020

## Essential Information

MLS® # A2252715

Price \$775,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,315       |
| Acres          | 0.11        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 246 Evansglen Drive Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0X8                |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting                                                            |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Mantle, Tile, Great Room                                                                                                 |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Other                                                     |
| Lot Description   | Few Trees, Front Yard, Landscaped, Level, Low Maintenance |

|              |                            |
|--------------|----------------------------|
|              | Landscape, Rectangular Lot |
| Roof         | Rubber                     |
| Construction | Wood Frame                 |
| Foundation   | Poured Concrete            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-G               |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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