

\$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.)

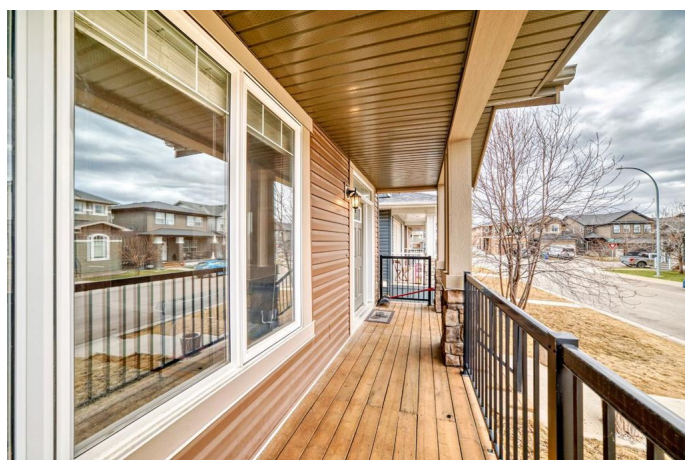
New washer and dryer located conveniently on the main floor tucked away. A 2-piece bathroom completes the main level. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a 5-piece ensuite and walk in closet. Thereâ€™s also a 4-piece main bathroom and newer carpet installed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

Listing Details

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

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