

# \$819,800 - 197 Evanspark Gardens Nw, Calgary

MLS® #A2217218

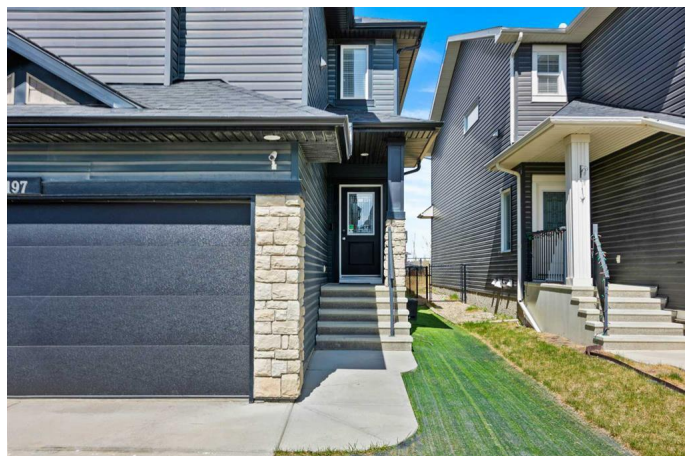
**\$819,800**

6 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 197 Evanspark Gardens NW â€” a beautifully maintained and generously sized home located in the heart of the family-friendly community of Evanston. Offering 6 bedrooms and 3.5 bathrooms, this property is perfectly suited for growing families or multigenerational living, with thoughtful spaces designed to accommodate everyone comfortably. Step inside to discover a bright and functional layout featuring a dedicated office and an open-concept main floor with a modern kitchen, stainless steel appliances, granite countertops, a large central island, and ample cabinetry â€” ideal for entertaining or relaxed family living. Upstairs, youâ€™ll find four spacious bedrooms and a bonus room, including a well-appointed primary suite with a walk-in closet and a spa-like ensuite. The second-floor laundry room adds extra convenience to your day-to-day. The fully finished basement enhances the homeâ€™s versatility with two additional bedrooms, a full bathroom, and a large recreation area â€” an ideal setup for extended family, older children, or a private guest space. Additional highlights include a double attached garage with EV charging, and a landscaped backyard ready for summer enjoyment and family gatherings. The home has also been upgraded with new siding (2025) on two sides and a brand-new roof (2025), offering modern curb appeal and long-term peace of mind. Located close to schools, parks, and shopping, this move-in-ready home delivers incredible value



in a vibrant, amenity-rich neighborhood. A perfect blend of space, style, and flexibility â€” don't miss your chance to own this multigenerational gem in Evanston! ?

Built in 2012

**Essential Information**

MLS® #	A2217218
Price	\$819,800
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,210
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	197 Evanspark Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

	Control(s), Microwave, Range Hood, Refrigerator, Washer, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	64
Zoning	R-G

## Listing Details

Listing Office	Keller Williams BOLD Realty
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