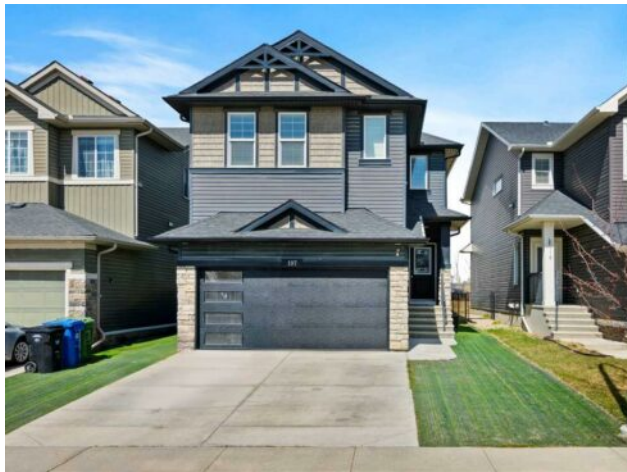


## 197 Evanspark Gardens NW Calgary, Alberta

MLS # A2217218



# \$819,800

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,210 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** NA

Welcome to 197 Evanspark Gardens NW — a beautifully maintained and generously sized home located in the heart of the family-friendly community of Evanston. Boasting 6 bedrooms and 3.5 bathrooms, this home is perfect for growing families or multi-generational living. Step inside to discover a bright and functional layout with an office space and an open-concept living area with a modern kitchen, stainless steel appliances, granite countertops, a large island, and ample cabinetry — ideal for entertaining or everyday family life. Moving upstairs, you will find 4 bedrooms and a bonus room on the upper level, including a spacious primary suite complete with a walk-in closet and a luxurious ensuite bathroom. Enjoy the convenience of a second-floor laundry room, making daily chores a breeze. The fully finished basement offers 2 additional bedrooms, a full bathroom, and a large recreation space, perfect for a home office, or a guest suite. A double attached garage with EV charging already installed provides secure parking and extra storage, while the landscaped backyard is ready for summer enjoyment and family gatherings. This home also features brand-new siding on two sides of the property and a recently installed roof both done in 2025, offering not only enhanced curb appeal but also long-term peace of mind. The fresh exterior delivers a modern, low-maintenance look while providing superior protection from the elements — perfect for years of worry-free living. Located just steps from schools, parks, and shopping, this home offers exceptional value in a vibrant, amenity-rich community. This is your opportunity to own a turn-key property in one of Calgary's most sought-after neighborhoods — don't miss out!