

# \$739,900 - 185 Evanspark Gardens Nw, Calgary

MLS® #A2241595

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,720 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Backing onto Walking Paths and Park, Nestled in the Heart of Evanston! Welcome to the perfect family home in Evanston, beautifully upgraded and ideally located backing onto green space and walking paths! This inviting home offers numerous features, including central air conditioning, a gas fireplace, tiled flooring, and 9-foot ceilings throughout the main floor. You're welcomed by a spacious front entrance with ample closet space. The open-concept main floor features a modern kitchen with custom dark wood cabinetry, granite countertops, high-end stainless steel appliances, a large corner pantry, and a generous island – perfect for gathering with family and friends. The dining area is ideal for entertaining, with sliding doors that lead to your deck and a landscaped backyard overlooking green space. A convenient guest powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and a convenient upper-level laundry room. The primary bedroom is a private retreat, complete with a spa-like ensuite and a walk-in closet. A bonus room offers a perfect space for movie nights, family games, or simply relaxing with loved ones. The professionally finished basement includes a large family room, an additional bedroom, a full 4-piece bathroom, and a storage area – perfect for guests or growing families. Enjoy warm summer days in comfort with central A/C, and take advantage of the low-maintenance landscaped backyard that



opens directly onto green space. Located in a quiet and family-friendly area, just steps from a playground, off-leash dog park, and sports fields. You'll also be minutes away from all amenities,s including grocery stores, restaurants, pubs, and more.Â Donâ€™t miss this one-of-a-kind opportunity, book your private showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241595    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,720       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 185 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G7                  |

**Amenities**

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

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Central                                                                                            |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                   |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                              |
| Lot Description   | Backs on to Park/Green Space, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Wood Frame                                                                |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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