

\$575,000 - 74 Evansbrooke Way Nw, Calgary

MLS® #A2265904

\$575,000

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.09 Acres

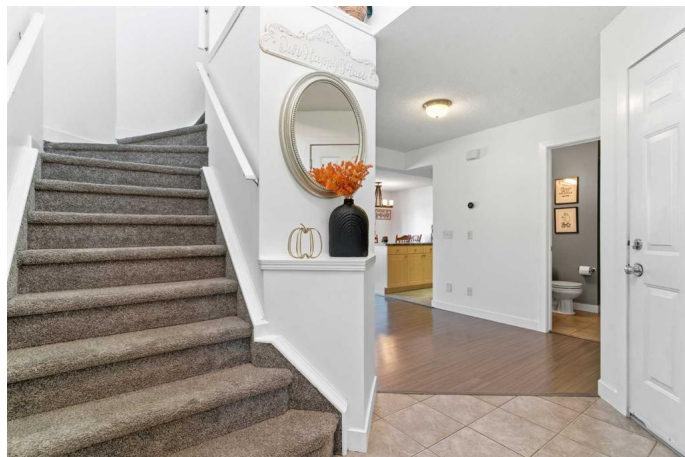
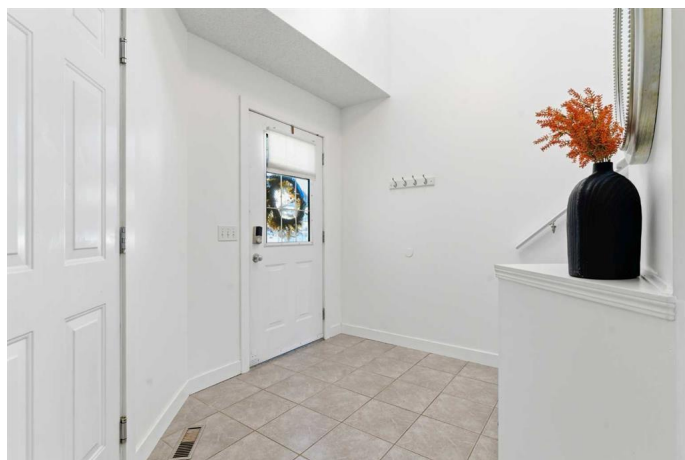
Evanston, Calgary, Alberta

OPEN HOUSE, Sat, Nov 1, 1:00pm-4:00pm Welcome home! This charming 3-bedroom, 1.5-bathroom home offers warmth and comfort from the moment you step inside. The inviting living room features a cozy fireplace—perfect for relaxing evenings or family gatherings. The finished basement provides a versatile space ideal for entertaining, a play area, or a home theatre setup. Conveniently located close to schools, walking paths, and with easy access to major roads, this home combines comfort with everyday convenience. Move-in ready and beautifully maintained, this is the perfect place to start your next chapter. **BONUS FEATURES:** Hot water tank (Jan. 2024), Upstairs bathroom-flooring and toilet (Aug 2025), Garage Door (Feb 2025), Washer and Dryer (April 2025), Roof (Sep 2025), Siding (left side of the house-Oct.2025) ***VIRTUAL TOUR AVAILABLE***

Built in 2003

Essential Information

MLS® #	A2265904
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,338



Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Evansbrooke Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1C7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.