

# \$610,000 - 372 Evanspark Gardens Nw, Calgary

MLS® #A2243937

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

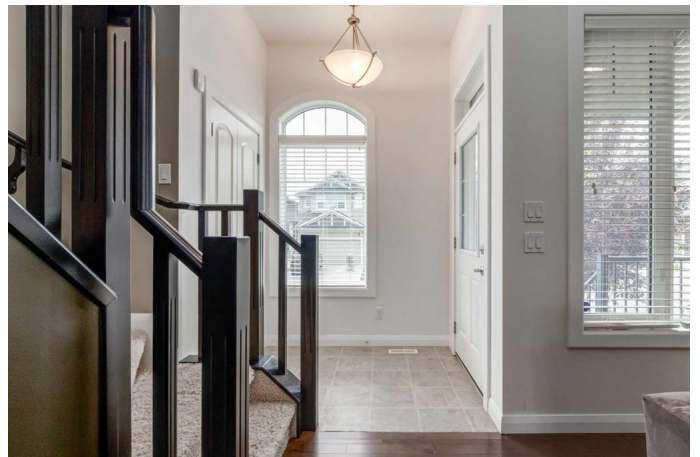
Opportunity knocks in Evanston!!! This well-kept and perfect property is ideal for the buyers who are just starting in home ownership or a young family looking for a quality home in a great neighbourhood. The main floor of this property welcomes you with sprawling hardwood floors into a spacious family room complete with fireplace, perfect for those movie nights, or step into the back of the home to your well appointed kitchen and nook area. The kitchen boasts granite counters, stainless appliances, corner pantry and a breakfast bar with seating for four. The upper floor features 3 well-sized bedrooms, 2 full bathrooms and a convenient upper floor laundry space. The lower level is un-spoiled as they say and ready for your imagination or great for storage, and your good sized fenced in backyard will be just what you need for the kids or pets and the 22x22 garage space is already in place to keep the cars warm in the winter. Great curb appeal, amazing street with lots of young families and a short drive to all the amenities, schools and parks you need to make this home turn key and the right place to call home!!! OPEN HOUSE SAT.23RD 1:30-3:30 & SUN. 24TH 1:00-3:00!!

Built in 2012

## Essential Information

MLS® # A2243937

Price \$610,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,424       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 372 Evanspark Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0G5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Lane, Landscaped |
| Roof            | Asphalt               |
| Construction    | Wood Frame            |
| Foundation      | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 30              |
| Zoning         | R-G             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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