

\$799,900 - 197 Evanspark Gardens Nw, Calgary

MLS® #A2244876

\$799,900

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 spacious home in the heart of Evanston, one of Calgaryâ€™s most family-friendly communities. Boasting 6 bedrooms and 3.5 bathrooms, this property is ideal for growing families or multigenerational living, offering thoughtfully designed spaces that cater to everyoneâ€™s needs. Step inside to a bright, functional layout featuring a dedicated home office and an inviting open-concept main floor. The modern kitchen is a true centerpiece, showcasing stainless steel appliances, granite countertops, a large central island, and abundant cabinetry â€” perfect for both entertaining and everyday family living. Upstairs, discover four generous bedrooms and a versatile bonus room, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite. A convenient second-floor laundry room adds ease to your daily routine. The fully finished basement extends your living space with two additional bedrooms, a full bathroom, and a large recreation area â€” an ideal setup for extended family, older children, or private guest accommodations. Additional features include a double attached garage with EV charging, a landscaped backyard ready for summer gatherings, new siding (2025) on two sides, and a brand-new roof (2025) for enhanced curb appeal and long-term peace of mind. Perfectly located near schools, parks, and shopping, this move-in-ready home offers an unbeatable combination of space, style,



and flexibility in a vibrant, amenity-rich neighborhood. Donâ€™t miss your chance to own this multigenerational gem in Evanston!

Built in 2012

Essential Information

MLS® #	A2244876
Price	\$799,900
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, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer,

	Water Softener
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	August 1st, 2025
Days on Market	25
Zoning	R-G

Listing Details

Listing Office	Keller Williams BOLD Realty
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