

# **\$719,000 - 278 Evanspark Circle Nw, Calgary**

MLS® #A2244927

**\$719,000**

3 Bedroom, 3.00 Bathroom, 2,008 sqft

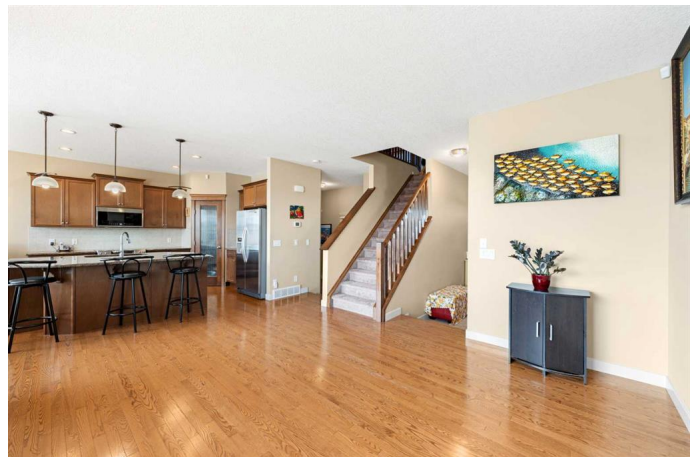
Residential on 0.14 Acres

Evanston, Calgary, Alberta

Situated on a spacious pie lot with mature landscaping and no neighbors behind, this stunning 3-bedroom, 2.5-bathroom home with a south-facing backyard offers a fantastic blend of indoor living and outdoor retreat in the sought-after community of Evanston. This house has new roof (2025) and hot water tank (2025). It's also within walking distance to the brand new Evanston Middle School (Grades 5-9), currently under construction and scheduled to open in September 2026.

Upon entering the house, you will be greeted by a welcoming 10' high foyer with spacious closet space. The gleaming hardwood floor flowing throughout the main and upper levels leads you to a bright and open Living Room with a cozy gas fireplace and large windows, which flood the house with tons of natural light. The gourmet Kitchen showcases rich espresso cabinetry, all stainless steel appliances, a grand GRANITE countertop, and ample cabinet space. A large pantry with abundant shelving provides extra storage. Completing the main floor is a 2-piece bathroom and a Laundry/Mud Room. A large deck outside the Dining area is an amazing spot for enjoying the beautiful garden.

With no back neighbors and a panoramic view, the south backyard is a paradise to relax and entertain with your loved ones. Moving upstairs, you will be impressed by the open and sunny Bonus Room featuring a 9'



ceilingâ€”perfect for a theatre or play area for the family. The expansive Primary Bedroom comes with a 5-piece Ensuite featuring double vanities, a separate standing shower, a large tub, and a spacious walk-in closet. Two additional generously sized bedrooms and a shared 4-piece main bathroom complete the upper level.

The unfinished basement features four large windows, offering great potential for future development.

Steps from walking paths, playgrounds, schools, stores, restaurants, and other amenitiesâ€”with easy access to Deerfoot Trail, Stoney Trail, and Shaganappi Trailâ€”this home has everything youâ€™ve been looking for! Book a showing today.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244927    |
| Price          | \$719,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,008       |
| Acres          | 0.14        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 278 Evanspark Circle Nw |
| Subdivision | Evanston                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 0A6 |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings    |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                                                                             |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Unfinished                                                                                                   |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Garden, Private Yard                             |
| Lot Description   | Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 79              |
| Zoning         | R-G             |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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