

# \$879,900 - 360 Evanspark Circle Nw, Calgary

MLS® #A2238546

**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,647 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Welcome to this exceptional family home, proudly offered for sale by the original owners, which is ideally situated on a quiet street just steps from parks and playgrounds. With nearly 3,800 sq ft of finished living space, this thoughtfully designed home features a walkout basement, Central Air-Conditioner, Central Vacuum, double-attached garage and an extended driveway.

As you enter, you're greeted by a spacious foyer. Just inside, "Rounded corners throughout the home offer a modern and elegant touch." along with 9ft ceiling on main and lower level. A 2-piece powder room and a large main floor laundry/mudroom offer practical convenience and direct access to the garage. The main level showcases a formal dining room, hardwood flooring, a spacious GOURMET kitchen, a living room and ceiling speakers in main areas.

The open-concept main living area with R is ideal for entertaining, with a seamless flow between the kitchen, dining, and living room. The GOURMET kitchen is equipped with stainless steel appliances, an in-built oven and microwave, gas cooktop, chimney hood fan, abundant cabinetry, and a granite island. Step outside to the rear deck to find a natural gas option for barbeques and enjoy your morning coffee with park views.

As you go upstairs, you'll find two generously sized bedrooms, a 4-piece main bathroom, and a spacious bonus room with lots of windows—ideal as a playroom, media



room, home office, or gym. The primary suite easily fits a king-sized bed and includes a walk-in closet, along with a 5-piece ensuite. The walkout lower level is bright and quiet, offering a fourth bedroom, a 3-piece bathroom, kitchen, a large family room and separate washer and dryer. The door next to dining space in basement leads to a covered patio and a landscaped backyardâ€”perfect for summer enjoyment.

Located close to schools, shopping centres, grocery stores, restaurants, parks, and more, with convenient access to Stoney Trail.

Donâ€™t miss this rare opportunityâ€”book your showing today with your favourite REALTOR®!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238546    |
| Price          | \$879,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,647       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 360 Evanspark Circle Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T3P 0A7

### Amenities

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

# of Garages 2

### Interior

Interior Features Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Trash Compactor

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features Private Entrance

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 9th, 2025

Days on Market 50

Zoning R-G

### Listing Details

Listing Office PREP Realty

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