

\$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. Don'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

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	1
Zoning	R-G

Listing Details

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

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.