

\$639,900 - 240 Evanspark Gardens Nw, Calgary

MLS® #A2266513

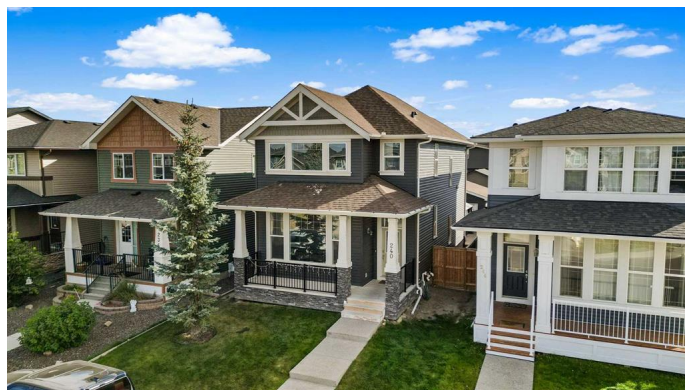
\$639,900

3 Bedroom, 4.00 Bathroom, 1,720 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

**** OPEN HOUSE Saturday NOVEMBER 8, 2025 between 1:00-4:00 pm**** Tucked into the vibrant community of Evanston NW, this beautifully upgraded detached 2-storey home offers the perfect balance of modern living and functional design. With 3+1 bedrooms, 3.5 bathrooms, and approximately 1,720 sq. ft. of thoughtfully planned space, every corner has been tailored for comfort, convenience, and style. Step inside and be welcomed by soaring ceilings in the main living room, where oversized windows draw in natural light and create a warm, airy ambiance. At the heart of the home is an oversized kitchen island, finished with granite countertops and sleek stainless-steel appliances, an entertainer's dream! The formal dining area flows seamlessly through south-facing 8-ft sliding patio doors, extending your living space to the outdoors. Practical touches enhance everyday living, including a versatile nook perfect for a coffee bar or work from home station, and a functional side entrance leading to a well-organized mudroom. The south-facing backyard features a spacious two-tier deck with gazebo, ideal for BBQs, summer evenings, or hosting friends. Out back, you'll also find an oversized, insulated, double detached garage, along with a new roof (2025) and refreshed siding, providing peace of mind for years to come. Upstairs, the home is designed with family in mind, offering three spacious bedrooms, upstairs laundry, and plenty of natural light throughout. The



primary suite boasts a spa-inspired ensuite with a soaker tub, separate tiled shower, and a generous walk-in closet. The fully finished basement adds even more versatility, complete with a recreation room or home gym, a private bedroom, and a 3pc bathroom, perfect for guests, extended family, or a quiet retreat. Additional comforts include central air conditioning and oversized windows that bath the home in sunlight. Located between public & catholic schools with a new high under construction nearby. Living here means enjoying quick access to Symons Valley amenities, Carrington’s 14th Street NW shops, and easy routes via Stoney Trail, Beddington Trail, and 144th Ave NW. Whether commuting downtown or escaping to the mountains, this location keeps you connected while still feeling like a retreat. This Evanston gem truly combines function, beauty, and location: the kind of home that makes every day feel elevated.

Built in 2013

Essential Information

MLS® #	A2266513
Price	\$639,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,720
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Evanspark Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Rear Drive, Side By Side
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Gazebo, Interior Lot, Level, Low Maintenance Landscape, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	13
Zoning	R-G

Listing Details

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

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.