



GRASSROOTS
REALTY GROUP

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862 Evanston Drive NW
Calgary, Alberta

MLS # A2282651



\$549,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,204 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Basement Appliances: Refrigerator, Microwave, Range Hood

New Roof (2024/2025) | Brand New Double Detached Garage (2025) | Fully Finished Basement ILLEGAL Suite with Separate Entrance & Separate Laundry | Beautiful Backyard with Gazebo | Steps to Our Lady of Grace School (K‐9) Welcome to this beautifully maintained family home in the highly sought-after community of Evanston, where thoughtful updates, functional living space, and an unbeatable location come together. Just steps from Our Lady of Grace School (K‐9), parks, playgrounds, transit, and everyday amenities, this is a home designed for growing families and savvy buyers alike. The bright and inviting main floor features an open-concept layout with rich hardwood flooring, granite countertops, stainless steel appliances, and a spacious living area that's perfect for entertaining or enjoying everyday family life. Upstairs, you'll find three generous bedrooms, including a comfortable primary retreat complete with a walk-in closet and private ensuite. The fully finished basement offers incredible flexibility with an illegal suite featuring its own separate exterior entrance and separate laundry, making it an excellent option for multi-generational living, extended family, or additional living space. Step outside to your private backyard oasis, complete with a charming gazebo that's perfect for summer BBQs, relaxing evenings, or entertaining guests. The brand new double detached garage, completed in 2025, provides secure parking, extra storage, and adds outstanding curb appeal. A newer roof (2024/2025) offers additional peace of mind for years to come. Located just minutes from Evanston Towne Centre, Creekside Shopping Centre, scenic pathways, playgrounds, major shopping, and with quick access to Stoney Trail, this home delivers the lifestyle today's buyers are looking for. Move-in ready, thoughtfully updated, and offering

exceptional value in one of Northwest Calgary's most desirable communities, this is an opportunity you won't want to miss. Book your private showing today!