



**367 Evanspark Gardens NW
Calgary, Alberta**

MLS # A2308470



\$664,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: rods

OPEN HOUSE SATURDAY, MAY 09 FROM 1-4PM****Location, Location, Location! Ideally situated close to parks, walking paths, Co-Op, public transportation, and a variety of restaurants, and within walking distance to Evanston Heights School, this beautiful two-storey Broadview home offers exceptional convenience with quick access to Stoney Trail and Deerfoot Trail. Step inside to a spacious foyer open to above, creating an immediate sense of space and a true wow factor. The main floor features brand new vinyl plank flooring throughout and 9-foot ceilings, enhancing the open-concept design. The kitchen is perfectly positioned to overlook the dining area and great room, and boasts granite countertops, stainless steel appliances, a large island with eating bar, ample cabinetry, and a convenient walk-through pantry. The bright dining area leads to a sunny, south-facing backyard complete with a large deck—fully fenced and landscaped . The great room offers high ceilings, large windows for abundant natural light, and a cozy gas fireplace. A convenient half bath and a functional back mudroom with laundry complete the main level. The double detached garage is insulated, drywalled, and includes an electric opener. Upstairs, you’ll find three generously sized bedrooms, including a spacious master bedroom featuring a 4-piece ensuite and a large walk-in closet. Two additional bedrooms offer excellent space and storage, along with another full 4-piece bathroom. A bright bonus room with Vaulted ceiling and large windows provides more living space and plenty of light. (Carpet upstairs was replaced approximately 2 years ago.) The undeveloped basement is ready for your personal touch and future development. Recent upgrades include roof and siding (2024–2025) ,Central air conditioning and hot water tank (approx. 5 years

old), Updated light fixtures, newer dishwasher, washer, and dryer replaced 5 years ago. New flooring less than 2 years ago. This well-maintained home offers space, style, and an unbeatable location—don't miss your opportunity to view!