



**858 Evanston Drive NW**  
**Calgary, Alberta**

**MLS # A2315503**



**\$620,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Dishwasher, Stove, Microwave, Hood Fan, Refrigerator, Garage controls, Garage opener, Washer, Dryer, Window coverings

Welcome to this beautifully maintained and extensively updated home in the sought-after community of Evanston. Offering over 1,685 sq. ft. of thoughtfully designed living space, this move-in ready home features 3 spacious bedrooms, 2.5 bathrooms, and a layout that perfectly balances function and comfort for families and professionals alike. The bright, open-concept main floor is designed for both everyday living and entertaining, with the kitchen seamlessly connecting to the dining and living areas. A versatile front flex room offers the perfect space for a home office, kids' playroom, or reading nook, while the rear mudroom provides practical storage and keeps the day-to-day organized. Step outside and take full advantage of the sunny south-facing backyard—an ideal space for summer BBQs, entertaining friends, or simply relaxing in the sunshine. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. The additional bedrooms are well suited for children, guests, or a home workspace, with an updated main bathroom nearby. Luxury vinyl plank flooring throughout the upper level and staircase creates a modern, durable, and pet-friendly living environment. The unfinished basement is awaiting your finishing touches, offering endless possibilities to create the additional space your family needs—whether that's a recreation room, home gym, extra bedrooms, or a media space. This home has also seen an impressive list of updates, giving buyers peace of mind for years to come. Completed in 2025: central air conditioning, water softener, roof, siding, washer, dryer, and window blinds. Additional improvements include luxury vinyl plank flooring on the upper level and stairs, along with updated bathroom countertops and sinks. Perfectly situated within walking distance to

Our Lady of Peace School, parks, playgrounds, and pathways, this home is located in one of NW Calgary's most family-friendly communities. Evanston offers access to five schools, both public and Catholic (K-9), along with nearby shopping, restaurants, and convenient commuter routes. Offering modern updates, room to grow, and a location that checks all the boxes, this is a home where you can simply move in and start making memories.