



**176 Evanspark Gardens
Calgary, Alberta**

MLS # A2321383



\$589,000

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,655 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Pantry, Walk-In Closet(s)		

Inclusions: none

PRICE REDUCED!!!! MOTIVATED SELLERS! NEW ROOF, NEW FURNACE ! Welcome to 176 Evanspark Gardens NW, a beautifully maintained family home located on a quiet street in the highly desirable community of Evanston. This charming 2-storey home offers over 1,600 sq. ft. of thoughtfully designed living space featuring 3 bedrooms, 2.5 bathrooms, and a functional open-concept layout. The main floor showcases a spacious kitchen with quartz countertops, stainless steel appliances, a gas range, ample cabinetry, and a large island perfect for entertaining. The bright dining area flows seamlessly into the cozy family room with a gas fireplace, creating an inviting space for family gatherings. A versatile front living room provides additional space for a home office, playroom, or formal sitting area. Upstairs, you’ll find a generous primary retreat complete with a walk-in closet and a private ensuite featuring a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. Step outside to enjoy the sunny south-facing backyard with a spacious deck, green space, and a double detached garage. Ideally located steps from parks, playgrounds, walking paths, schools, shopping, and transit, this home offers exceptional value and convenience for growing families. Don’t miss this opportunity to own a wonderful home in one of Northwest Calgary’s most family-friendly communities.