



GRASSROOTS
REALTY GROUP

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564 Evanston Drive NW
Calgary, Alberta

MLS # A2327832



\$589,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Flag Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV wall mount in living room		

Welcome to this beautifully renovated home in the highly sought-after community of Evanston, offering over 1,700 sqft of developed living space with 4 bedrooms, 2.5 bathrooms, a fully finished basement, a double detached garage, and central a/c. Thoughtfully updated from top to bottom, this home features brand-new luxury vinyl plank flooring throughout with no carpet, fresh paint, modern lighting, updated hardware, a stunning renovated kitchen, and a beautifully updated upper bathroom. Adding even more value and peace of mind, the roof and partial siding were replaced in 2025. From the moment you step inside, you're welcomed by a bright and inviting main floor designed for both everyday living and entertaining. The spacious front living room is filled with natural light and flows seamlessly into the beautifully updated kitchen, complete with quartz countertops, stainless steel appliances, ample cabinetry, and generous prep space. Just off the kitchen, the dining area offers the perfect setting for family meals and gatherings, while a rear door leads to the sunny south-facing backyard featuring a large deck and plenty of space for children, pets, and summer entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary bedroom provides a comfortable retreat, accompanied by two additional generously sized bedrooms and a beautifully renovated modern 3-piece bathroom featuring stylish contemporary finishes. The fully finished basement offers exceptional flexibility with a spacious recreation room, a generous fourth bedroom, and a full 4-piece bathroom; perfect for guests, teenagers, a home office, or additional living space. Completing the lower level is a dedicated laundry and utility room with plenty of storage space, providing the functionality every family needs. Outside, enjoy the fully fenced backyard, perfect for relaxing,

entertaining, or letting the kids play, while the double detached garage provides ample room for vehicles, storage, or hobbies. Located in one of northwest Calgary's most family-friendly communities, this home is surrounded by parks, playgrounds, and walking pathways. Families will love the convenience of walking their children to Our Lady of Grace School (K–9), Kenneth D. Taylor School (K–6). Everyday amenities are just minutes away at Evanston Towne Centre, Creekside Shopping Centre, and Beacon Hill Shopping Centre, offering grocery stores, restaurants, cafés, fitness facilities, and a variety of retail options. Enjoy quick and convenient access to Stoney Trail and Deerfoot Trail, making commuting throughout Calgary simple and efficient. Combining stylish renovations, a functional family-friendly layout, and an exceptional location, this move-in ready home offers outstanding value in one of Calgary's most desirable northwest communities. Don't miss your opportunity to make it yours, book your showing today!