

# \$878,000 - 314 Evanston Drive Nw, Calgary

MLS® #A2218569

**\$878,000**

5 Bedroom, 4.00 Bathroom, 2,363 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

OPEN HOUSE 14 JUNE SATURDAY

11:00am -3:00pm AND SUNDAY 15 JUNE

BETWEEN 11-3pmPM. This stunning property boasts a total developed living area of 3,247

sq. ft., offering an impressive blend of contemporary upgrades and timeless elegance. From the moment you step inside, you'll be greeted by brand-new finishes throughout, including fresh paint, stylish flooring, and beautifully upgraded bathrooms. High ceilings, subtle LED lighting, and an open, airy design create an inviting atmosphere, ensuring comfort and sophistication at every turn.

The main level features a gourmet kitchen that is a chef's dream—completely renovated with top-of-the-line appliances, sleek countertops, and ample cabinet space. Adjacent to the kitchen, the dining area provides a perfect setting for family meals or entertaining. A versatile flex room offers endless possibilities, while the grand living room is centered around a cozy gas fireplace, perfect for those colder evenings. Upstairs, the open bonus room will surely impress, featuring vaulted ceilings, three skylights that flood the space with natural light, and a private balcony where you can take in the surrounding views. The home includes three spacious bedrooms, each thoughtfully designed for comfort and tranquility, as well as two fully renovated bathrooms. The laundry room is equipped with a fresh linen closet, making daily chores a breeze. The expansive master suite is a true



retreat, featuring a generous walk-in closet and a luxurious 5-piece ensuite bathroom complete with a relaxing Jacuzzi tub—ideal for unwinding after a long day. The fully developed basement with a soundproof roof offers additional living space with a 2-bedroom suite featuring a modern kitchen with brand new appliances, a full bathroom, and its own private entrance—perfect for guests, in-laws, or potential rental income. Located in a desirable neighborhood, this home is surrounded by convenient amenities, including a FreshCo shopping center, a spacious field with a playground, baseball area, two nearby elementary schools, and an incoming middle school (Evanston Middle School). Easy transit access, flat walking paths ideal for elders, and numerous parks make this an incredibly family-friendly location. Plus, you’re just minutes away from Beacon Hill shopping center with Costco and Walmart, and only a short 10-minute drive to Calgary International Airport. Recent upgrades, including new LED lighting, a new electrical charging outlet in the garage and brand-new carpeting throughout, further elevate the already stunning property. This home is truly a gem—don’t miss your opportunity to make it yours!

Built in 2009

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2218569  |
| Price          | \$878,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,363     |
| Acres          | 0.10      |
| Year Built     | 2009      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 Evanston Drive Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0e3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                                                                                          |
| Appliances        | Built-In Oven, Dishwasher, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Family Room, Gas Log, Pellet Stove                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full, Suite                                                                                                                                     |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Garden                               |
| Lot Description   | Back Lane, Back Yard, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 16             |
| Zoning         | R-G            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.