

\$735,000 - 611 Evanston Drive Nw, Calgary

MLS® #A2224248

\$735,000

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Nestled in the sought-after community of Evanston, this spacious corner-lot home offers the perfect blend of comfort and functionality for a growing family. Featuring four bedrooms, three and a half bathrooms, a versatile bonus room, and a fully finished basement, there is ample room for everyone. Rich mocha-toned hardwood floors span the main level, where the open-concept layout seamlessly connects the living room and newly renovated kitchen—ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a 4-piece main bathroom. The primary suite includes a walk-in closet and a private 4-piece ensuite complete with a stand-up shower and a relaxing corner soaker tub. The upper-level bonus room is perfect for family movie nights or a cozy retreat. The fully developed basement offers an illegal suite w/ a bedroom and another 4-piece bathroom, with a separate entrance from the backyard making it an excellent option for MIL suite or income generating potential. Conveniently located close to scenic pathways, playgrounds, top-rated schools, and a wide range of shopping amenities, this home truly has it all

Built in 2012

Essential Information

MLS® # A2224248

Price \$735,000



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,791 |
| Acres | 0.11 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 611 Evanston Drive Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0H7 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Corner Lot, Other |

| | |
|--------------|------------------------------------|
| Roof | Asphalt |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 48 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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