

331 Evanston Way NW
Calgary, Alberta

MLS # A2345288



\$739,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to 331 Evanston Way NW! Located in the desirable community of Evanston, this beautiful 4-bedroom family home offers approximately 2,415 sq. ft. of comfortable living space with an open and functional floor plan. Featuring a gourmet kitchen, spacious great room, bonus room, luxurious primary ensuite, and dual furnaces for enhanced heating efficiency and comfort throughout the home, this property is perfect for both family living and entertaining. Enjoy the low-maintenance backyard with a 17' x 10' deck and natural gas line. Recent updates include a new roof and siding in 2026, new washing machine, and fresh paint on the walls and doors. Ideally located just one block from a school and within walking distance to amenities, this is a wonderful opportunity to make Evanston your home!