

# \$649,998 - 1167 Evanston Drive Nw, Calgary

MLS® #A2221937

**\$649,998**

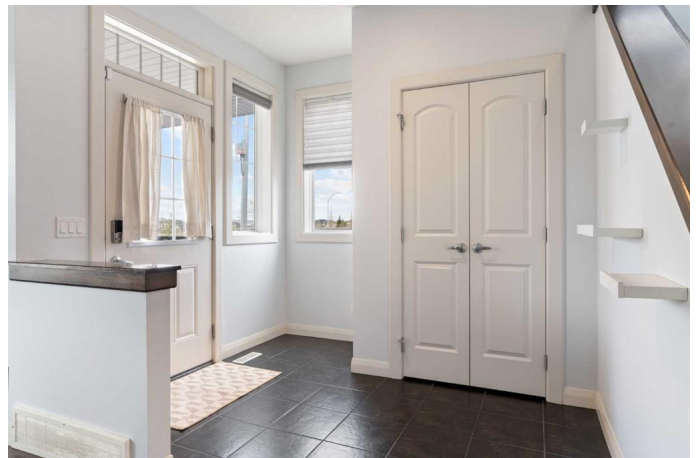
3 Bedroom, 4.00 Bathroom, 1,546 sqft  
Residential on 0.11 Acres

Evanston, Calgary, Alberta

HONEY, STOP THE CAR! Your OVERSIZED HEATED DOUBLE DETACHED GARAGE is waiting for you – a massive 21' x 25'2", plus RV parking! This beautifully designed 3-bedroom, 3.5-bathroom home sits on a desirable corner lot in the family-friendly community of Evanston. Step inside to an inviting open-concept layout featuring CENTRAL AIR CONDITIONING, gleaming hardwood floors, a stylish kitchen with stainless steel appliances and a large granite island, a spacious dining area, and a bright living room complete with a gas fireplace. Upstairs, the primary bedroom includes a spa-like ensuite with dual sinks. The fully finished basement offers a cozy family room and an additional room that could easily be converted into a future bedroom. The low-maintenance backyard is perfect for relaxing or entertaining with a large deck, while the fully landscaped front yard adds great curb appeal. There's even a garden shed for extra storage. Recent updates include: Newly painted. New Class 4 impact-resistant shingles (hail-resistant) New siding for a clean, modern exterior Enjoy the walkability to dining, groceries, shopping, transit, parks, playgrounds, and more. This home is a MUST-SEE – ideal for growing families! 3D VIRTUAL TOUR available!

Built in 2013

## Essential Information



MLS® #	A2221937
Price	\$649,998
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,546
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1167 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	4
Zoning	R-G

### **Listing Details**

Listing Office	Royal LePage Benchmark
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