

# \$615,000 - 288 Evansdale Way Nw, Calgary

MLS® #A2234589

**\$615,000**

4 Bedroom, 4.00 Bathroom, 1,325 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to 288 Evansdale Way – a well-maintained gem situated in the desirable community of Evanston. This versatile property is ideal for families seeking comfort and space, or savvy investors looking for potential rental income. Step inside to discover a bright and inviting main floor living room that flows effortlessly into the open-concept kitchen and dining area. The kitchen is thoughtfully designed, boasting stainless steel appliances, a pantry for extra storage, and plenty of counter space for meal preparation. Off the dining area, you™ll find a large back deck and private yard – perfect for summer BBQs and outdoor gatherings. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a master suite with its own ensuite for added privacy and convenience. The basement is fully finished with a separate entrance and is illegally suited, offering 1 additional bedroom, a living room, full kitchen, bathroom, and its own laundry area. This setup is ideal for extended family, guests, or as a potential rental suite to generate extra income. Located close to schools, parks, shopping, and major roadways, this home is the perfect blend of comfort, convenience, and investment opportunity. Book your private viewing today and explore the possibilities!

Built in 2007



## Essential Information

MLS® #	A2234589
Price	\$615,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,325
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	288 Evansdale Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0C2

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

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

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	3
Zoning	R-G

**Listing Details**

Listing Office	MaxWell Gold
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