

391 Evansdale Way NW
Calgary, Alberta

MLS # A2238221

\$652,500

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, See Remarks, Separate Entrance		

Inclusions: None

OPEN HOUSE Sunday August 3 1PM-3PM. Welcome to this beautifully maintained home in the desirable community of Evanston. Ideally situated on a quiet street and a corner lot that sides onto a park, this property offers both privacy and convenience. It is located close to walking paths, shopping centers, schools, and offers quick access to major roadways. The main floor features a bright and inviting living room with a cozy gas fireplace and large windows that fill the space with natural light. The spacious kitchen includes a pantry and a breakfast nook that opens onto a sunny deck, perfect for outdoor dining. A convenient 2-piece bathroom and main floor laundry complete this level. Upstairs, the primary bedroom boasts a walk-in closet and a 4-piece ensuite. Two additional generously sized bedrooms, a shared 4-piece bathroom, and a versatile loft space provide plenty of room for the whole family. The legal walk-out basement suite offers excellent income potential or additional living space. It includes a large kitchen, comfortable living area, one bedroom, a full bathroom, a large storage room, and its own separate laundry. The basement has been insulated with mineral wool, offering excellent soundproofing, fire and heat resistance. It's also pre-wired for home theater speakers, and the electrical setup is ready for adding a hot tub. Outside, enjoy a private backyard and an oversized detached heated & insulated garage (includes shelving). Additional features include air conditioning, central vacuum system, and recent upgrades such as a new roof and gutters in 2025 and new furnace in 2023. Don't miss out on this move-in-ready home in a prime location, book your showing today!