

# \$719,900 - 1059 Evanston Drive Nw, Calgary

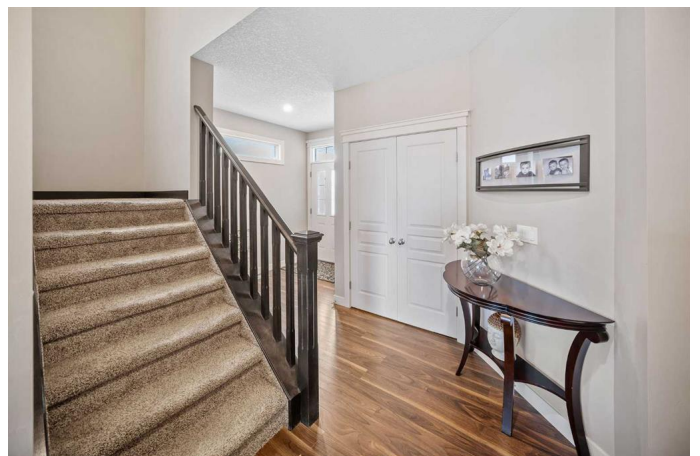
MLS® #A2202234

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,918 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

FULLY DEVELOPED, 4 BEDS ,3.5 BATH HOME LOCATED ACROSS FROM A PARK, AND CENTRAL AC! Welcome to this well-maintained home in the desirable community of Evanston. As you enter this bright and open home you will be greeted with modern finishing and a functional open concept layout. The main floor features a large kitchen fitted with thick stone countertops, plenty of cabinets, and accented with a newer stainless steel appliance package. There is also a plenty of counter space with a center island that is perfect for entertaining and overlooks the dedicated dining area and family room that features custom built ins and a focal point fireplace. The dining space provides direct access to the fully landscaped yard that is perfect for evening BBQs and late night relaxation complete with a hot tub plus no neighbors directly behind you! A walkthrough pantry, mud room, and half bath complete this level. Head upstairs and you will find 3 good sized bedrooms including the primary oasis featuring a full ensuite and walk in closet. There is another full bath on this level, plus a bonus room with large sunny south facing windows and views overlooking the park. The fully developed basement has a 4th bedroom, another full bath, media room, gym/games area, and plenty of room for storage. Double attached garage, new roof, new siding, numerous builder upgrades, close to schools, amenities, transit, and major roadways. Plus so much more!



Built in 2013

## Essential Information

MLS® #	A2202234
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1059 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0K4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	11
Zoning	R-G

### **Listing Details**

Listing Office	The Real Estate District
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