

# \$659,000 - 386 Evansdale Way Nw, Calgary

MLS® #A2208887

**\$659,000**

5 Bedroom, 4.00 Bathroom, 1,652 sqft  
Residential on 0.08 Acres

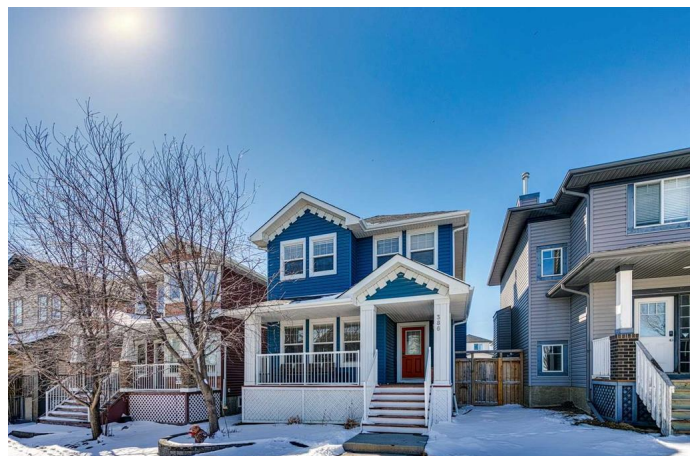
Evanston, Calgary, Alberta

A Rare Opportunity to Own a Home of This Caliber. It's not often a home like this comes to market—featuring five spacious bedrooms, a prime location directly facing a beautiful park, and a peaceful setting on a quiet, family-friendly street. With the added convenience of being within walking distance to schools, this meticulously maintained home offers an exceptional lifestyle in the heart of Evanston—perfect for families seeking both space and community.

Step inside to a bright and spacious living area that flows effortlessly into an open-concept kitchen, dining, and second living space—complete with a cozy gas fireplace. The dining area opens onto the backyard and provides access to a large double detached garage. A convenient 2-piece bathroom with laundry completes the main level.

Upstairs, you'll find a rare 4-bedroom layout—perfect for growing families. The generous primary suite features a walk-in closet and a stylish 4-piece ensuite. Each of the secondary bedrooms offers excellent space and natural light, and the upper level is rounded out with another well-appointed 4-piece bathroom.

The professionally developed basement adds even more versatility, featuring a large family room wired for wall speakers, a spacious 5th bedroom with a walk-in closet, and an



additional 4-piece bathroomâ€”ideal for guests or a growing family.

Additional highlights include a brand NEW roof & siding (2025), Central A/C, a radon mitigation system, Hunter Douglas blinds, and an extra-capacity hot water tank.

This home truly checks all the boxesâ€”donâ€™t miss your chance to own a standout property in one of NW Calgaryâ€™s most sought-after communities.

Built in 2007

### Essential Information

MLS® #	A2208887
Price	\$659,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,652
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	386 Evansdale Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B2

### Amenities

Parking Spaces	4
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Parking Double Garage Detached, See Remarks  
# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, See Remarks  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Washer, Window Coverings, Built-In Refrigerator  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### Exterior

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

### Additional Information

Date Listed April 4th, 2025  
Days on Market 9  
Zoning R-G

### Listing Details

Listing Office Greater Property Group

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