

# \$560,000 - 963 Evanston Drive Nw, Calgary

MLS® #A2200193

## \$560,000

3 Bedroom, 3.00 Bathroom, 1,382 sqft  
Residential on 0.08 Acres

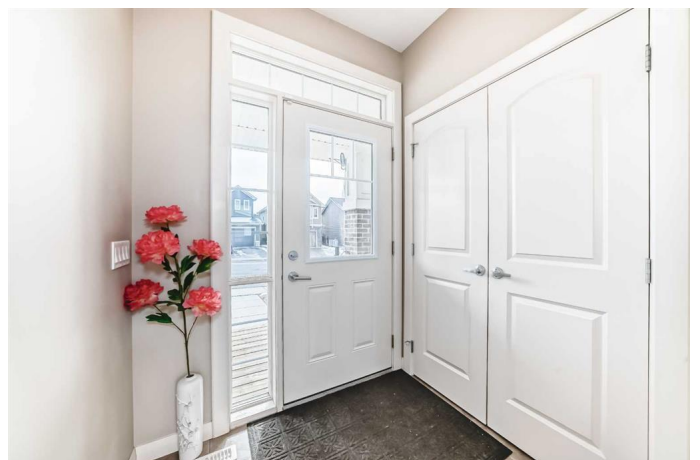
Evanston, Calgary, Alberta

This is an excellent opportunity to own a 3-bedroom, 2.5-bathroom home with a double detached garage in Evanston. The kitchen features a full stainless steel appliance package, a corner pantry, tile backsplash, granite countertops, and a center island. It is open to the living room and dining nook, which has a patio door leading to the backyard deck. Large windows at the rear of the home fill the space with natural light. The main level also includes a 2-piece bathroom and an office/computer room. The upper level offers the laundry room, three bedrooms, and two full bathrooms, including the primary bedroom with a private ensuite and walk-in closet. The property is ideally located in the heart of Evanston, close to schools, shopping, parks, and all amenities. Excellent value! Please note: the seller discloses that the furnace and hot water tank need immediate replacement, and the fireplace may require servicing. This is reflected in the list price.

Built in 2013

## Essential Information

MLS® #	A2200193
Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,382
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	963 Evanston Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0K9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 5

Zoning R-G

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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