



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 EVANSPARK Gardens, Calgary T3P 0G7**

MLS®#: **A2196579**

Area: **Evanston**

Listing Date: **02/23/25**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,940 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**1**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
Int Feat: **Quartz Counters, Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **1014634**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 109 Evanspark Gardens NW -- an impeccable home featuring over 1800 sq ft of living space, 3 bedrooms, 2.5 bathroom, A/C and is sitting on a 33.9' x**

145' lot with an east facing backyard. Upon entry you will be greeted by a spacious entry way and built-in closet. Open concept main floor has hardwood floors through out with a bright and spacious living room featuring a gas fireplace finished with a beautiful brick and shiplap. Kitchen features dark shaker style cabinets with quartz countertops, microwave hoodfan, s/s stove, gold handles and a center island. The upper floor features a spacious master bedroom that has a walk-in closet with lots of built-ins and a 5pc ensuite that has a custom tile shower and a corner tub. Also on the upper floor you will find 2 more spacious bedrooms, 4 pc bathroom and a bonus room with vaulted ceilings. The large east facing backyard is fully fenced and has an abundance of sunlight throughout the day and features a 16'x11' 2 tier deck. Basement is unfinished and awaiting your creative touches. Evanston is a great mature community with access to schools, transit, shopping and ease of access to Stoney Trail.

Inclusions:

Property Listed By:

n/a

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











