

# \$825,000 - 207 Evanston View Nw, Calgary

MLS® #A2233217

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,054 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

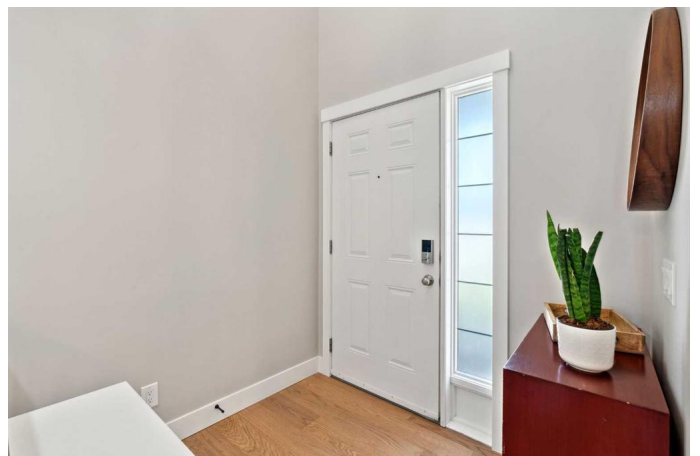
Welcome to your dream home in Evanston! Perfectly positioned on a quiet street facing a beautiful green space and school, this spacious two storey home offers over 2,800 sq ft of beautifully updated living space designed for modern comfort and family living. Step inside to discover a newly renovated white kitchen that's as stylish as it is functional, featuring sleek cabinetry, upgraded appliances, and quartz countertops. The main level also boasts new flooring throughout, creating a fresh, cohesive look that flows seamlessly into the open-concept living and dining areas. Cool off in the hot summer months with central AC.

Upstairs, you'll find a generous bonus room ideal for movie nights or a kids' play space, along with three spacious bedrooms, including a bright primary retreat with a full 5 piece renovated ensuite. In total, the home offers 4 bedrooms and 3.5 baths, ensuring space and privacy for everyone.

Downstairs, the brand new basement development adds even more versatility; perfect for a guest room, home gym, and rec room.

Enjoy sunny evenings on your deck in the southwest facing backyard, with plenty of space for summer barbecues and relaxation. The attached double garage provides convenience and storage for your busy lifestyle.

This is the one you've been waiting for; updated, spacious, and ideally located near



parks, schools, and all the amenities of Evanston. Don't miss your chance to call it home!

Built in 2006

### Essential Information

MLS® #	A2233217
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,054
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	207 Evanston View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1C7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	8
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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