

# \$739,900 - 466 Evanston Way Nw, Calgary

MLS® #A2254449

**\$739,900**

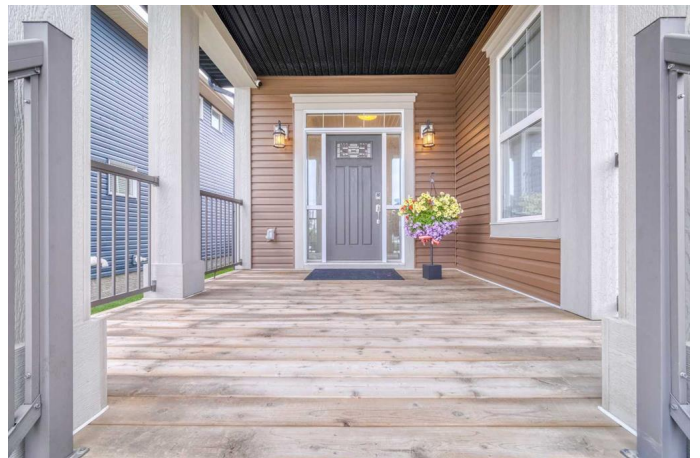
3 Bedroom, 3.00 Bathroom, 2,176 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

**\*\*OPEN HOUSE: 1-3 pm Sunday, Oct 26, 2025\*\*** Welcome to this fully upgraded 2176 sq ft dream home in the heart of Evanston, offering elegance, comfort, and functionality in every corner. Step inside to discover rich hardwood flooring, soaring 10-ft ceilings, and a stunning floor-to-ceiling stone fireplace in the great room. The gourmet kitchen is a chef's delight, boasting ceiling-height maple cabinetry, a large quartz island, premium stainless steel appliances, and a chimney-style hood fan—perfect for entertaining. Enjoy bright open spaces thanks to the oversized upgraded windows and stay cool year-round with central air conditioning. Upstairs features a spacious bonus room and 3 large bedrooms including a luxurious primary suite with dual vanities, 2 walk-in closets, a soaker tub, and standalone shower. The backyard is beautifully finished with a deck, concrete patio, maintenance-free turf, and double detached garage. All window coverings are top-quality Hunter Douglas blinds. The unfinished basement offers endless potential and abundant storage. Located in a vibrant, family-friendly community with top-rated schools, parks, shopping, and dining—this home is move-in ready and waiting for you. Book your showing today!

Built in 2016

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2254449    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,176       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 466 Evanston Way Nw |
| Subdivision | Evanston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 0P8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Smart Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                                                 |
| Heating           | Forced Air                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                          |
| Fireplaces        | Electric                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                        |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 4th, 2025  
Days on Market        58  
Zoning                    R-G

**Listing Details**

Listing Office            Homecare Realty Ltd.

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