

# \$615,000 - 288 Evansdale Way Nw, Calgary

MLS® #A2234589

**\$615,000**

4 Bedroom, 4.00 Bathroom, 1,325 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to 288 Evansdale Way – a well-maintained gem situated in the desirable community of Evanston. This versatile property is ideal for families seeking comfort and space, or savvy investors looking for potential rental income. Step inside to discover a bright and inviting main floor living room that flows effortlessly into the open-concept kitchen and dining area. The kitchen is thoughtfully designed, boasting stainless steel appliances, a pantry for extra storage, and plenty of counter space for meal preparation. Off the dining area, you™ll find a large back deck and private yard – perfect for summer BBQs and outdoor gatherings. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a master suite with its own ensuite for added privacy and convenience. The basement is fully finished with a separate entrance and is illegally suited, offering 1 additional bedroom, a living room, full kitchen, bathroom, and its own laundry area. This setup is ideal for extended family, guests, or as a potential rental suite to generate extra income. Located close to schools, parks, shopping, and major roadways, this home is the perfect blend of comfort, convenience, and investment opportunity. Book your private viewing today and explore the possibilities!

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234589    |
| Price          | \$615,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,325       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 288 Evansdale Way Nw |
| Subdivision | Evanston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 0C2              |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry                                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                      |

## Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 40              |
| Zoning         | R-G             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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