

# \$655,000 - 314 Evanston Way Nw, Calgary

MLS® #A2254698

**\$655,000**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

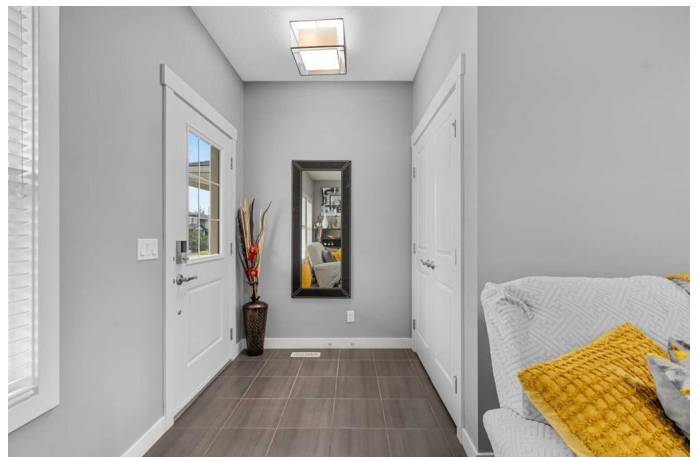
Welcome to this inviting 3 bedroom starter home in the highly sought after community of Evanston. Located close to schools, parks, walking paths, and everyday amenities, this home offers both comfort and convenience for growing families or first time buyers.

The open concept main level is designed to impress with built in stainless steel appliances, including a 600 CFM hood fan and a 36" induction cooktop, solid maple cabinetry and a spacious 7' kitchen island—ideal for entertaining or casual family dining. A gas fireplace and elegant maple railing add warmth and style throughout.

Upstairs, retreat to the private 5pc primary suite featuring a luxurious 6' Jacuzzi tub in the ensuite. Additional features include memory foam carpet underlay for added comfort, and thoughtful design by award winning Sterling Homes.

The property also boasts a 24' x 24' garage with soaring ceilings, full insulation, a 240V power supply, and a gas line for a future heater—a dream setup for hobbyists or those in need of extra workspace. The unfinished 8'4" basement with two large windows and a 3 piece bathroom rough in offers endless potential for customization.

Outside, the west facing backyard provides the perfect setting for enjoying evening sunsets. Don't miss this opportunity to own a beautifully crafted home in one of Calgary's most desirable neighborhoods!



Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254698    |
| Price          | \$655,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,748       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 314 Evanston Way Nw |
| Subdivision | Evanston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 0P7             |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Wired for Data |
| Appliances        | Built-In Electric Range, Built-In Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Washer/Dryer Stacked                                                                                           |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                                                |

|                 |                                   |
|-----------------|-----------------------------------|
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Blower Fan, Gas, Great Room, Tile |
| Has Basement    | Yes                               |
| Basement        | None, Unfinished                  |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Rain Barrel/Cistern(s) |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot             |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 14                  |
| Zoning         | R-G                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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