

\$647,500 - 412 Evanston Way Nw, Calgary

MLS® #A2266713

\$647,500

4 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to 412 Evanston Way NW – a beautifully upgraded and FULLY DEVELOPED detached home offering over 2,200 SQ.FT of stylish living space in one of Calgary’s most sought-after, family-friendly communities.

Perfectly positioned just steps from schools, parks, playgrounds, and everyday amenities, this home combines comfort, function, and TIMELESS DESIGN.

The bright, open-concept main floor showcases a welcoming living area centered around a cozy gas FIREPLACE, flowing seamlessly into a designer kitchen with crisp white shaker cabinetry, a modern HERRINGBONE backsplash, extended breakfast bar, walk-in PANTRY, and a full stainless steel appliance package including an induction stove and a new dishwasher. A tiled front foyer and rear mudroom add everyday convenience and organization for busy family life.

Upstairs, discover three generous bedrooms, including a serene west-facing primary retreat featuring a spa-inspired ensuite with DUAL SINKS, soaker tub, glass walk-in shower, and a spacious walk-in closet. The upper level also includes a 4-piece main bath and a convenient laundry room.

The professionally finished basement, completed in recent years, extends your living space with a large family or recreation area, a beautiful full bathroom, and a fourth bedroom – ideal for guests or growing families.



Step outside to enjoy the sunny west-facing backyard and an OVERSIZED double garage, offering plenty of room for vehicles, tools, and storage. The BRAND NEW ROOF (10 year warranty), gutters and vinyl siding were all just recently completed.

Set in the heart of Evanston, this home offers a true sense of community with lush green spaces, walking paths, and quick access to Evanston Towne Centre and Creekside Shopping Centre. This is move-in ready living at its finest—close to everything and perfectly connected via Stoney Trail for effortless commuting across the city.

Built in 2014

Essential Information

MLS® #	A2266713
Price	\$647,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,528
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	412 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 24th, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.