

# \$699,999 - 611 Evanston Drive Nw, Calgary

MLS® #A2243746

**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,745 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Stunning Corner Lot Home with Illegal Basement Suite in Family-Friendly Evanston NW, Calgary

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home nestled in the desirable community of Evanston in NW Calgary. Situated on a prime corner lot, this property is perfect for families, offering easy access to parks, playgrounds, green spaces, and scenic walking trails.

Step inside to an inviting open-concept main floor featuring upgraded dual-tone kitchen cabinetry, elegant quartz countertops, stainless steel appliances, a walk-in pantry, central island, and modern drop-down ceiling. Rich hardwood flooring throughout the main level adds a touch of luxury, while the spacious living and dining areas are enhanced by large, additional windows that bring in an abundance of natural light. For added convenience, a 2-piece powder room and laundry area are also located on the main floor.

Upstairs, a large bonus/family room serves as the perfect retreat, complete with oversized windows that provide plenty of natural light. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with a soaker tub and stand-alone shower. Two additional well-sized bedrooms share another full bathroom, ideal for growing



families.

The fully developed illegal basement suite has its own separate side entrance and includes a bedroom, full bathroom, and a fully equipped kitchenâ€”making it ideal for extended family, guests, or potential rental income.

Enjoy outdoor living in the fully fenced and landscaped backyard, complete with a large deck, perfect for entertaining or relaxing on warm summer days.

Located just minutes from schools, shopping, parks, and walking trails, this exceptional property offers everything you need in a family home. Don't miss out on this opportunityâ€”book your showing today!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243746    |
| Price          | \$699,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,745       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 611 Evanston Drive Nw |
| Subdivision | Evanston              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P0H7  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer                                          |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                       |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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