

\$709,900 - 230 Evanscreek Court Nw, Calgary

MLS® #A2258252

\$709,900

4 Bedroom, 4.00 Bathroom, 1,816 sqft

Single Family on 0.09 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SAT OCT 18 from 2-4 PM - Your Family's New Chapter Starts Here - Welcome to the Evanston home that CHECKS EVERY BOX for today's busy family. With FOUR bedrooms, including a private downstairs bedroom with its own ensuite, this layout finally gives everyone the space they need—whether it's in-laws visiting, guests staying over, or a teen who values independence. BACKING DIRECTLY onto a GREEN SPACE with a PATH to Kenneth D. Taylor ELEMENTARY SCHOOL, this home makes school mornings feel less like chaos and more like a calm walk to class. Upgrades set this property apart from the rest. Fresh HARDIE BOARD siding and NEW ROOF (May 2025) mean major peace of mind, while CENTRAL A/C keeps the house comfortable through Calgary's unpredictable weather. New luxury vinyl plank (LVP) flooring on both the main and upper levels ties the home together with a look that's durable, stylish, and designed for family life. A double garage means there's finally space for vehicles, bikes, and even the never-ending pile of sports gear. Inside, the thoughtful layout is designed around how families actually live. The bonus room upstairs adapts easily—movie nights, home office, or makeshift gym—while the FULLY FINISHED BASEMENT creates even more breathing room for kids, teens, or simply a quiet escape. The UPDATED KITCHEN makes everyday meals and weeknight chaos easier to manage, while the backyard takes



summer to the next level with a composite multi-level deck and pergolaâ€”perfect for BBQs, evening glasses of wine, kids running wild, and dogs living their best life.Surrounded by walking paths, great restaurants, everyday amenities, and truly welcoming neighbours, this isnâ€™t just another house in Evanstonâ€™s a smart upgrade for your familyâ€™s lifestyle. (id:6289)

Built in 2005

Essential Information

Listing #	A2258252
Price	\$709,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,816
Acres	0.09
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	230 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P1H4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan,
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	Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

Listing Details

Listing Office Real Estate Professionals Inc.



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