

# \$590,000 - 74 Evansbrooke Way Nw, Calgary

MLS® #A2265904

**\$590,000**

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.09 Acres

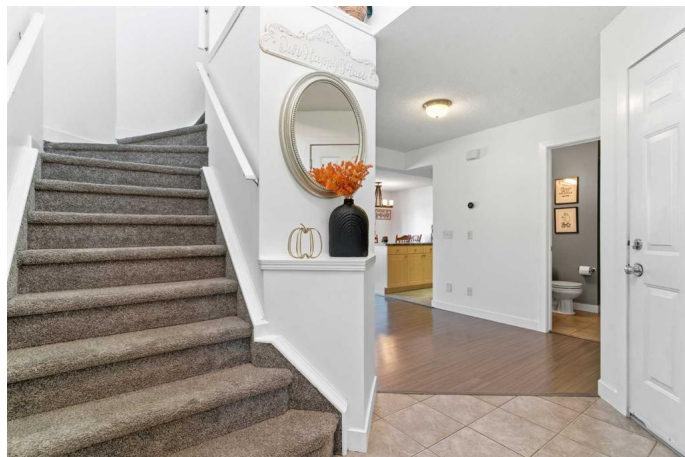
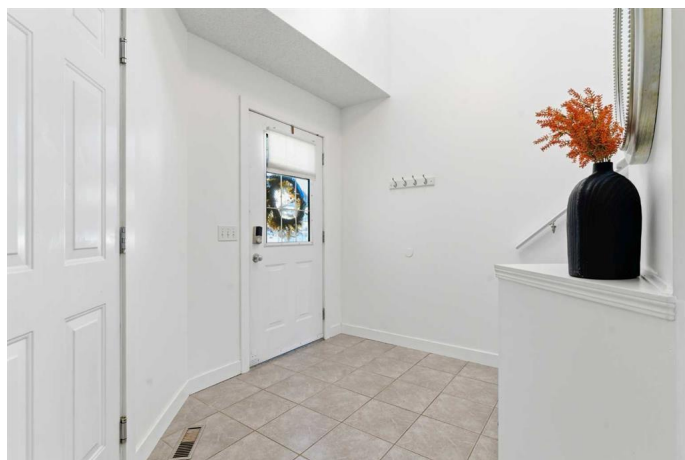
Evanston, Calgary, Alberta

\*\*\*OPEN HOUSE, Sunday, Oct. 26, 1:00pm-4:00pm\*\*\* Welcome home! This charming 3-bedroom, 1.5-bathroom home offers warmth and comfort from the moment you step inside. The inviting living room features a cozy fireplace—perfect for relaxing evenings or family gatherings. The finished basement provides a versatile space ideal for entertaining, a play area, or a home theatre setup. Conveniently located close to schools, walking paths, and with easy access to major roads, this home combines comfort with everyday convenience. Move-in ready and beautifully maintained, this is the perfect place to start your next chapter. **BONUS FEATURES:** Hot water tank (Jan. 2024), Upstairs bathroom-flooring and toilet (Aug 2025), Garage Door (Feb 2025), Washer and Dryer (April 2025), Roof (Sep 2025), Siding (left side of the house-Oct.2025) \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265904  |
| Price          | \$590,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,338     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 74 Evansbrooke Way Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1C7               |

### **Amenities**

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

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Wood Frame                         |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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