

# \$825,000 - 322 Evanston Way Nw, Calgary

MLS® #A2238074

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,219 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

**\*\*OPEN HOUSE JULY 26 1PM-4PM\*\***

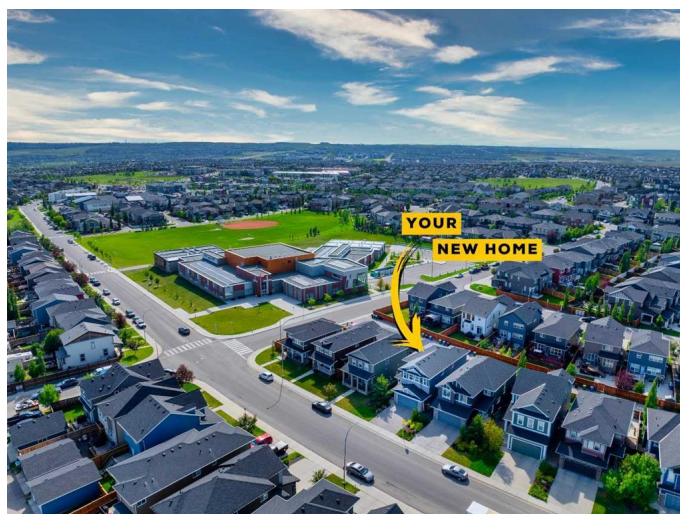
Welcome to this former Sterling Show Home, a beautifully upgraded 4-bedroom, 3.5-bathroom residence in the heart of family-friendly Evanston. With nearly 2,800 sq ft of thoughtfully designed living space, this home offers the perfect blend of style, comfort, and functionality.

The executive kitchen is a true centerpiece, boasting stainless steel appliances, built-in oven and microwave, quartz countertops, and a custom walk-in pantry. The open-concept main floor is perfect for entertaining, complete with built-in speakers and central A/C. Fresh paint and quartz surfaces in all bathrooms elevate the home's modern appeal.

Upstairs, retreat to a spacious primary bedroom with a luxurious ensuite and a custom walk-in closet. The southeast-facing front yard is beautifully landscaped, while the private northwest-facing backyard features new siding and windows, with all soft metal work to be completed soon.

The fully finished basement adds incredible versatility, featuring a large flex space, a fourth bedroom, and a full bathroom—ideal for guests, a home gym, or media room.

Additional highlights include a double front garage, brand-new roof, back alley for added privacy, and proximity to three schools (plus a future grade 5-9 school), off-leash parks, major roadways, every amenity, and more. Move-in ready and rich with upgrades, this exceptional home is your opportunity to own a



true gem in Evanston.

Built in 2014

### Essential Information

MLS® #	A2238074
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,219
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	322 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	20
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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