

# \$719,900 - 296 Evansborough Way Nw, Calgary

MLS® #A2241438

**\$719,900**

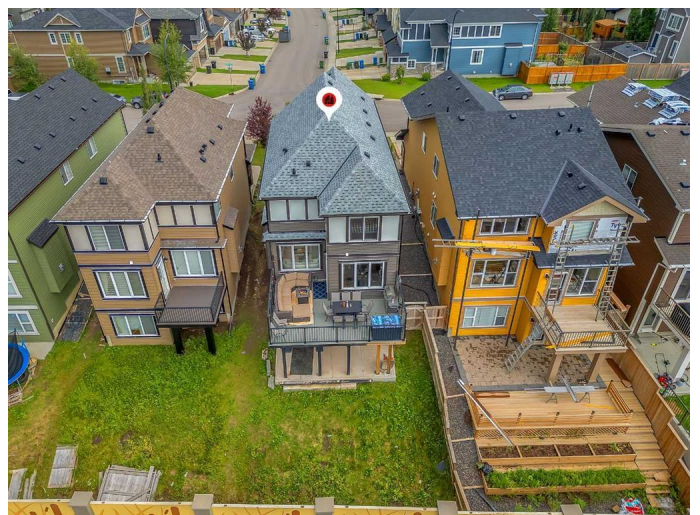
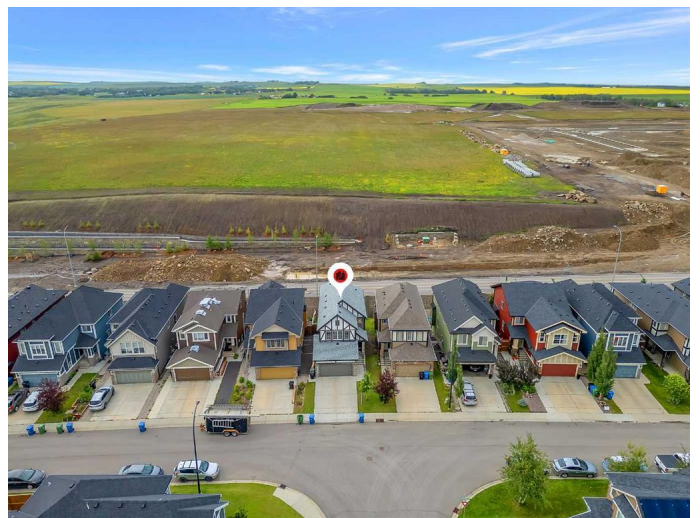
4 Bedroom, 4.00 Bathroom, 1,801 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Welcome to this stunning family home located in the sought-after community of Evanston in NW Calgary! This beautifully designed property offers a perfect blend of comfort, style, and functionality. The open-concept main floor features soaring 9'™ ceilings and large windows that flood the space with natural light. The chef-inspired kitchen is complete with granite countertops and upgraded stainless steel appliances—ideal for cooking and entertaining. A welcoming foyer leads to a stylish powder room, a conveniently located laundry area, and a versatile main floor den—perfect for working from home. Upstairs, unwind in the spacious primary bedroom with a large walk-in closet and a luxurious spa-like ensuite. Two additional well-sized bedrooms and a massive bonus room provide plenty of space for the entire family to enjoy. The walkout basement includes a 1-bedroom illegal suite with a separate kitchen and laundry hookups, offering excellent potential for extended family or rental income. You'll also appreciate central air conditioning, central vacuum rough-ins throughout, and an oversized deck—perfect for hosting summer BBQs and gatherings. Plus, the home offers added privacy with no neighbours behind you. This is a rare opportunity to own a feature-packed home in one of NW Calgary's™ most family-friendly neighborhoods!

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241438    |
| Price          | \$719,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,801       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 296 Evansborough Way Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0R1                 |

## Amenities

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

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Central                                                               |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Gas                                                                               |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Exterior Entry, Suite, Walk-Out                                             |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | No Neighbours Behind            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 79              |
| Zoning         | R-G             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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