304 Evanston View NW

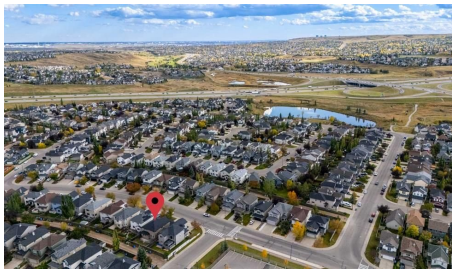
Calgary | Active | MLS® A2349633

$715,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2005**	**2,430.17 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to this beautifully maintained two-storey home in the desirable community of Evanston, offering over 3,500 sq. ft. of fully developed living space across three levels. With a double attached front garage, back-alley access, and a generously sized backyard, this home offers an ideal combination of space, functionality, and comfort for a growing family.

The main floor features a welcoming den/bedroom, spacious mudroom, laundry room, formal dining area, and an open-concept living space. The living room showcases a cozy gas fireplace, while the well-appointed maple kitchen offers granite countertops, stainless steel appliances, ample cabinetry, and a convenient breakfast nook. Beautiful hardwood flooring throughout the main floor adds warmth and elegance. Step outside onto the good-sized deck, perfect for outdoor entertaining and summer gatherings.

Upstairs, you'll find an impressive oversized bonus room, two generously sized secondary bedrooms, a full main bathroom, and a spacious primary retreat. The primary bedroom features a walk-in closet and luxurious 5-piece ensuite complete with a soaker tub and separate standing shower.
The fully developed basement provides exceptional additional living space, featuring a large recreation room with a wet bar, second fireplace, and rough-in for a 7.1 surround sound system, making it perfect for movie nights and family entertainment. A spacious fourth bedroom and full bathroom with a custom standing shower complete the lower level.
Additional features include central air conditioning, new carpet and fresh paint upstairs, and excellent overall maintenance. The home is ideally located close to schools, shopping, commercial amenities, parks, and other everyday conveniences.
A fantastic opportunity for families looking for a spacious, move-in-ready home in Evanston. Call your favourite REALTOR® today to book your private showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349633
Bedrooms	5
Bathrooms	4
Year Built	2005
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,430.17 sq. ft.
Main Level Finished Area:	1,181.54 sq. ft.
Upper Level Finished Area:	1,248.63 sq. ft.
Below Grade Finished Area:	1,103.67 sq. ft.
Acreage:	No
Lot Area:	4,316 sq. ft.
Lot Frontage:	40'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2005 (Age: 21)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0313627
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Bedroom · 9'10" × 9'9" ·
Main Floor	Dining Room · 11'6" × 11'4" ·
Main Floor	Breakfast Nook · 15' × 10'11" ·
Main Floor	Foyer · 9'11" × 9'3" ·
Main Floor	Kitchen · 15'3" × 8' ·
Main Floor	Laundry · 8'10" × 5'6" ·

Main Floor	Living Room · 15'3" × 14' ·
Upper Level	Bedroom · 11'4" × 11'2" ·
Upper Level	Bedroom · 14'4" × 9'10" ·
Upper Level	Family Room · 20'11" × 14'8" ·
Upper Level	Bedroom - Primary · 15'5" × 15'3" ·
Lower Level	Bedroom · 18'1" × 11' ·
Lower Level	Game Room · 27'10" × 13'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-evanston-view-nw-calgary-a2349633/

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