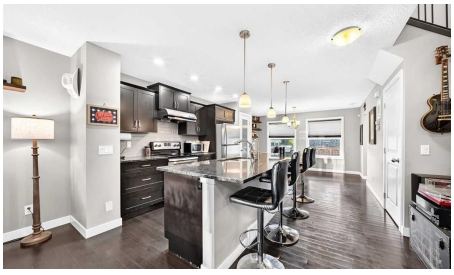
567 Evanston Drive NW

Calgary | Active | MLS® A2357168

$572,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2012**	**1,350 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this beautifully maintained and tastefully upgraded 2storey home, ideally located within walking distance to schools and parks. Offering an exceptional combination of finished living space, functionality and value, this property presents an outstanding opportunity for families seeking more home for their investment. Featuring a spacious open-concept main floor, fully finished basement, extended double garage and NEW ROOF, this home delivers an impressive package at a compelling price point.

The main level showcases gleaming hardwood floors, abundant natural light and a thoughtfully designed open concept layout. The kitchen is equipped with maple cabinetry, granite countertops, stainless steel appliances, a large centre island with seating and a convenient pantry. A practical mudroom provides direct access to the backyard and garage.

Upstairs offers three generous bedrooms and two full bathrooms. The primary bedroom features a walk-in closet and a well-appointed 4-piece ensuite. The fully finished basement adds significant value, offering large windows, a spacious recreation area and a full bathroom with granite countertop and tiled shower. The versatile layout also provides the potential for a fourth bedroom, home office or additional family living space, depending on your needs.

Outside, the fully fenced west facing backyard features a large deck and ample space for children, pets and outdoor entertaining. The extended double garage offers additional storage and parking capacity. Additional features include a Kinetico water treatment system with a dedicated drinking water station in the kitchen.

With its combination of a detached home, extensive finished living space, double garage and desirable family oriented location, this property stands out as an exceptional value within the community. A rare opportunity to secure a well-appointed home offering outstanding space and features at a price that makes sense.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357168
Bedrooms	3
Bathrooms	4
Year Built	2012
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:	1,350 sq. ft.
Main Level Finished Area:	680.3 sq. ft.
Upper Level Finished Area:	670 sq. ft.
Below Grade Finished Area:	432.1 sq. ft.
Acreage:	No
Lot Area:	3,175 sq. ft.
Lot Frontage:	29'6"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1112245
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Other
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 13'9" × 12'6" ·
Main Floor	Kitchen · 13'1" × 10'10" ·
Main Floor	Family Room · 22'1" × 12'5" ·
Upper Level	Bedroom · 10'1" × 9'1" ·
Upper Level	Bedroom · 9'5" × 8'11" ·
Upper Level	Bedroom - Primary · 12'5" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Other

Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/567-evanston-drive-nw-calgary-a2357168/

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