

# \$800,000 - 152 Evansborough Way Nw, Calgary

MLS® #A2256817

**\$800,000**

3 Bedroom, 3.00 Bathroom, 2,472 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

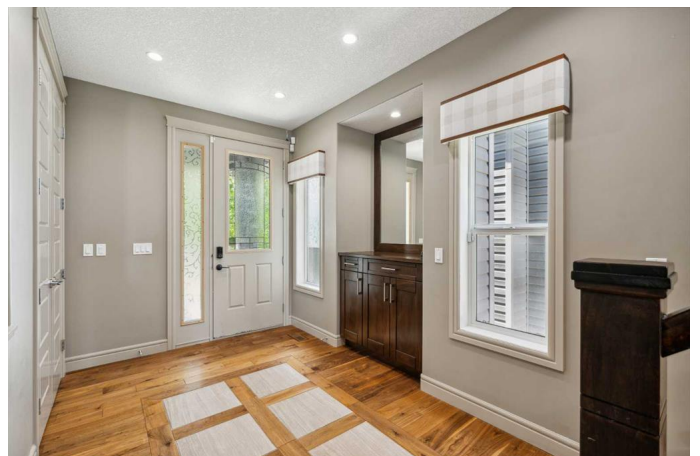
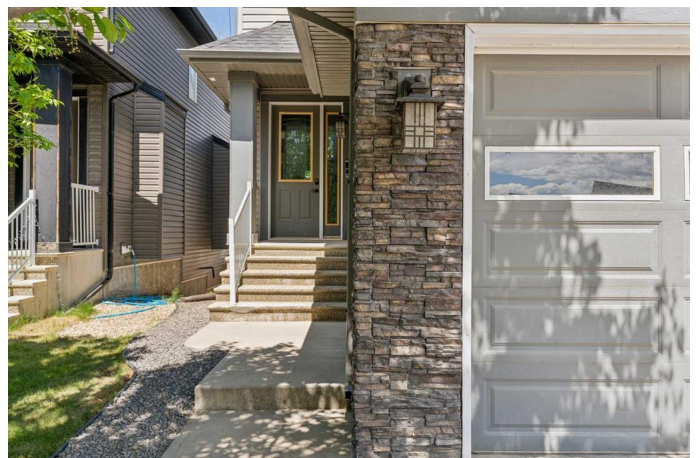
Former show home in desirable Evanston with upgrades throughout, offering 2,472 sq. ft. RMS living space plus a walkout basement. The main floor features 9 ft ceilings, a spacious foyer, open living and dining areas, and a chef-inspired kitchen with walk-through pantry. A mudroom with laundry connects directly to the garage for convenience.

The upper level includes a vaulted bonus room, perfect for family time, and a luxurious primary suite with French doors. The ensuite offers a soaker tub, stand-up shower, dual sinks, skylight, and a large walk-in closet. Two additional bedrooms with generous closets and wide hallways provide ample room for a growing family.

The walkout basement is partially finished with framing, electrical, HVAC, internet, and plumbing all completed, fully inspected, and approved by the City. This also includes high-end bathroom fixtures—“an uninstalled water closet, vanity, and glass shower cubicle”—which are part of the sale, adding exceptional value and future potential.

A private backyard offers space for kids to play and enjoy. Close to schools, parks, shopping, and all amenities, this home blends elegance, comfort, and functionality in a prime location.

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256817    |
| Price          | \$800,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,472       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 152 Evansborough Way Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0M5                 |

## Amenities

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

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage |
| Appliances        | Built-In Oven, Dishwasher, Refrigerator, Built-In Gas Range                                                      |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished, Walk-Out                                                                                       |

**Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Private Yard                           |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding                             |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 26                   |
| Zoning         | R-G                  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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