

\$715,000 - 8 Evansdale Way Nw, Calgary

MLS® #A2256203

\$715,000

4 Bedroom, 4.00 Bathroom, 1,862 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

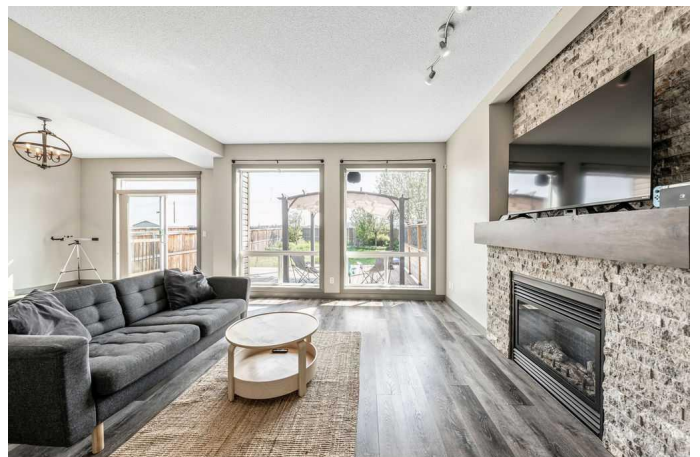
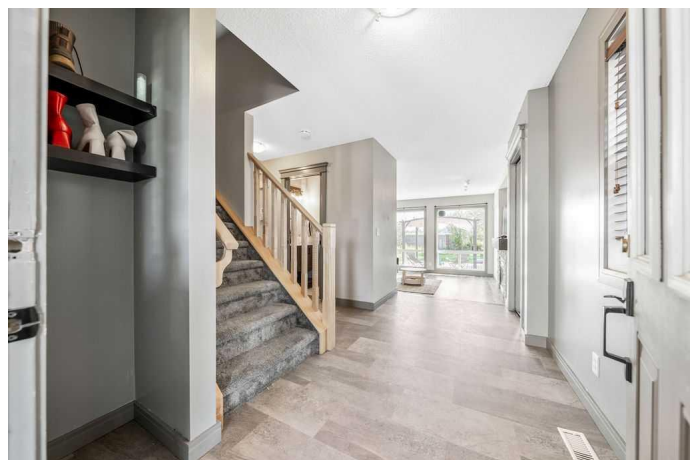
Tucked away on a quiet street and backing onto a spacious green space and designated off-leash dog park, this home offers the perfect blend of peace, privacy, and convenience with the added benefits of a LEGAL suite in the basement.

Step inside to discover an open-concept main floor featuring newer engineered hardwood flooring throughout. The expansive living room is a standout with its added mantle and modern fireplace, complemented by large windows that fill the space with natural light.

The kitchen has been tastefully refreshed with a new feature wall, stylish backsplash, and updated appliances. It also includes a microwave hood fan, pantry, and flows seamlessly into the dining area, where patio doors lead to your private backyard—ideal for entertaining or relaxing.

The main level also includes a laundry room with built-in cabinetry and a convenient 2-piece powder room.

Upstairs, you'll find a generously sized bonus room, perfect for movie nights or family gatherings, with direct access to an upper balcony. The primary suite features a large walk-in closet and a bright ensuite with a skylight. Two additional bedrooms and a renovated 4-piece bathroom complete the upper floor.



The basement is fully finished with a new legal secondary suite. Complete with a separate entrance, a great-sized bedroom, a full bathroom and separate kitchen & living space, the suite is fully self contained!

The home is situated in a prime location close to schools, FreshCo, restaurants, pet stores, and more! Quick access to major routes—just 15 minutes to Calgary Airport and 20 minutes to Downtown.

Don't miss this incredible opportunity to own a move-in ready home with a legal suite in one of Calgary's most desirable communities!

Built in 2007

Essential Information

MLS® #	A2256203
Price	\$715,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8 Evansdale Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 0B1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	10
Zoning	R-G

Listing Details

Listing Office	Real Broker
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