

# \$579,786 - 552 Evanston Drive Nw, Calgary

MLS® #A2265588

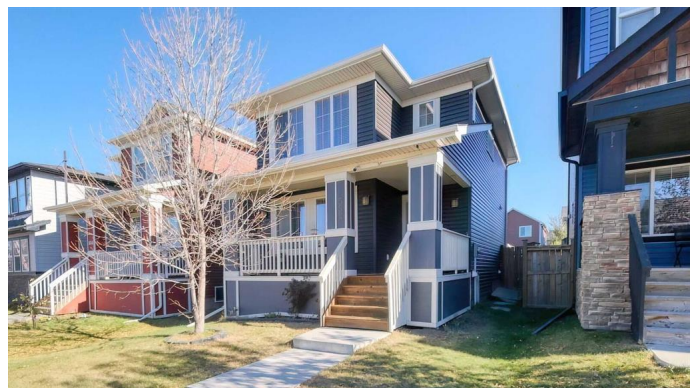
**\$579,786**

3 Bedroom, 3.00 Bathroom, 1,356 sqft  
Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to this very desirable and family oriented community of Evanston. Here is your chance to own a beautiful, well kept home, offering 3 bedrooms, 2 full and 1, 2 piece bathroom and a double detached garage. Large front porch welcomes you onto this home. Warm Real hardwood floor through out the main level. A spacious Living room with big windows, leads you into heart of the home - the kitchen. This kitchen is ideal, - large island with a breakfast bar, granite countertop, lots of dark contrast cabinets that stand out against the beautiful granite countertops, pantry, stainless steel appliances. Large dining room for your family size dinners, Classy railings on the staircase leading up to the upper floor - A large primary bedroom with a 4 piece En-suite bathroom and a walk-in closet, two more bedrooms and a 4 piece bathroom. The lower level is unfinished, has 2 large windows, Laundry, rough-ins for future bathroom and lots of storage space. There is Central Vacuum Connection and the whole house is wired for Security Alarm system. A double detached garage that you will truly appreciate in the cold Calgary winters. Big Fenced backyard. Close to Parks, Schools, Major Shopping, Bus routes, many amenities and Major routes.. This home has a lot to offer that you will enjoy in your new Home. Excellent value in an great community.

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265588    |
| Price          | \$579,786   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,356       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 552 Evanston Drive Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0H4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-G                |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.