

# \$615,000 - 507 Evansborough Way Nw, Calgary

MLS® #A2210621

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.08 Acres

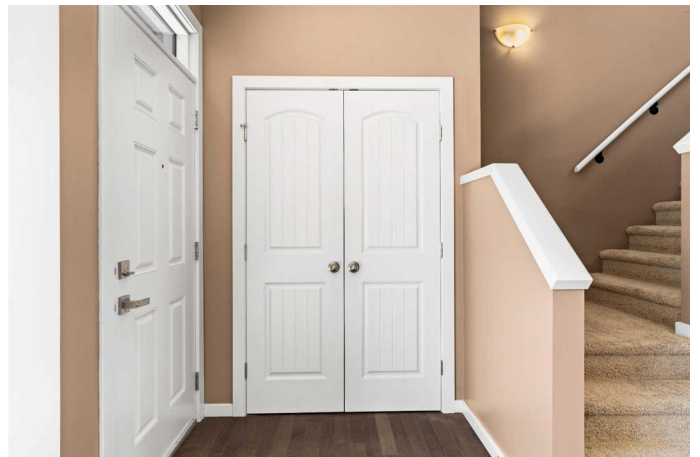
Evanston, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully updated 3-bedroom family home, nestled in the sought-after community of Evanston on a corner lot! Youâ€™ll love the locationâ€”just steps away from scenic ridge walking paths, peaceful ponds, and great schools, making it perfect for families.

Step inside and be greeted by an airy open-concept floor plan, drenched in natural light and designed with everyday comfort and entertaining in mind. The stylish kitchen features stainless steel appliances, granite countertops, and a spacious centre islandâ€”ideal for hosting gatherings or enjoying casual family meals.

The main floor also offers a bright and roomy dining area, along with a convenient half bath. Upstairs, the large primary suite is a true retreat, complete with a relaxing 4-piece ensuiteâ€”your perfect spot to unwind at the end of the day. Two more generous bedrooms and another full 4-piece bathroom complete the upper level.

The basement is a blank canvas, ready for your personal touch and vision to create even more living space. Step outside to your private, fully fenced backyardâ€”perfect for summer BBQs on the deck or letting the kids and pets play safely. The double detached garage adds extra convenience and storage, making this home as functional as it is beautiful.



Youâ€™ll love the convenience of being close to everythingâ”schools, parks, public transit, shopping, amenities, and quick access to major roadways.

Donâ€™t miss out on this fantastic homeâ”schedule your showing today and discover the perfect blend of comfort, space, and style!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210621    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,355       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 507 Evansborough Way Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0M8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 55               |
| Zoning         | R-G              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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