

# \$869,900 - 116 Evanspark Circle Nw, Calgary

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MLS® #A2222078

**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,611 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Beautiful 4 Bedroom house with fully finished basement built in 2008 and offering over 2,610 sq ft of well kept living space. A large porch with new paint invites you in, leading to a Foyer open to a 18-foot ceiling with a maple hardwood railing to the second floor for this luxury home. There is a 9-foot ceiling for the main floor which creates an airy space for living . Huge kitchen come with a lot maple hardwood cabinets, granite countertops, stainless steel high end appliances, a large central island, all beautifully finished with tile and laminated flooring. Cozy gas fireplace adorned with tiles. All bathrooms boast granite countertops and hardwood cabinets which show elegance. There is a spacious 5 piece master suite, double sinks, a soaker tub, and a separate shower. Additionally, the house has two roomy bedrooms and a high ceiling in the bonus room, and an open den perfect for office or work built with quality in mind. The North siding large back yard comes with a large deck. The property is close to all amenities, a park, bicycle trail, is vacated, and easy to show.



Built in 2008

## Essential Information

MLS® #                      A2222078

Price                        \$869,900

Bedrooms                4

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,611       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 116 Evanspark Circle Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0b4                 |

### **Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | Laundry, Park, Playground |
| Parking Spaces | 4                         |
| Parking        | Double Garage Attached    |
| # of Garages   | 4                         |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Fireplace Insert   |
| Cooling           | Window Unit(s)   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Lighting, Playground |
|-------------------|----------------------|

|                 |                     |
|-----------------|---------------------|
| Lot Description | Back Yard, City Lot |
| Roof            | Asphalt             |
| Construction    | Composite Siding    |
| Foundation      | Poured Concrete     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |
| HOA Fees       | 200            |
| HOA Fees Freq. | MON            |

**Listing Details**

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

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