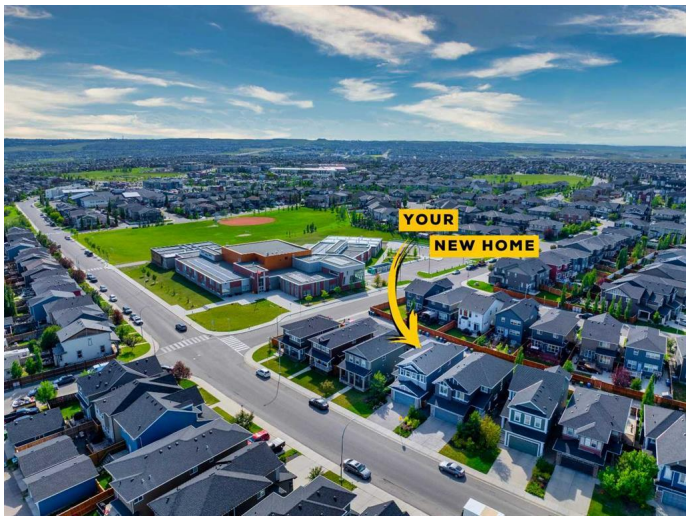
$750,000 - 322 Evanston Way Nw, Calgary

MLS® #A2238074

$750,000
4 Bedroom, 4.00 Bathroom, 2,219 sqft
Residential on 0.09 Acres



Evanston, Calgary, Alberta

Welcome to this former Sterling Show Home, a beautifully upgraded 4-bedroom, 3.5-bathroom residence in the heart of family-friendly Evanston. With nearly 2,800 sq ft of thoughtfully designed living space, this home offers the perfect blend of style, comfort, and functionality.
The executive kitchen is a true centerpiece, boasting stainless steel appliances, built-in oven and microwave, quartz countertops, and a custom walk-in pantry. The open-concept main floor is perfect for entertaining, complete with built-in speakers and central A/C. Fresh paint and quartz surfaces in all bathrooms elevate the homeâ€™s modern appeal.
Upstairs, retreat to a spacious primary bedroom with a luxurious ensuite and a custom walk-in closet. The southeast-facing front yard is beautifully landscaped, while the private northwest-facing backyard features new siding and windows, with all soft metal work to be completed soon.
The fully finished basement adds incredible versatility, featuring a large flex space, a fourth bedroom, and a full bathroomâ€”ideal for guests, a home gym, or media room.
Additional highlights include a double front garage, brand-new roof, brand-new composite back deck, new curtains, back alley for added privacy, and proximity to three schools (plus a future grade 5â€“9 school), off-leash parks, major roadways, every amenity, and more.
Move-in ready and rich with upgrades, this exceptional home is your opportunity to own a

true gem in Evanston.

Built in 2014

Essential Information

MLS® #	A2238074
Price	$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,219
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	322 Evanston Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s), High Ceilings, Kitchen Island, See Remarks, Wired for Sound
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 10th, 2025
Days on Market	100
Zoning	R-G

Listing Details

Listing Office	Real Broker

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