

# \$995,500 - 631 Evanston Drive Nw, Calgary

MLS® #A2231370

**\$995,500**

5 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

WEST BACKYARD | FULLY DEVELOPED

WALKOUT | BASEMENT KITCHEN |

HIGH-END FINISHING |

MULTI-GENERATIONAL LIVING | Welcome

to 631 Evanston Drive NW, offering over 3,700 sq/ft of thoughtfully designed living space across three levels, including a fully developed

walkout basement with an illegal suite. As you step inside, youâ€™re immediately welcomed by natural light streaming through the west-facing rear windows and an open-concept layout ideal for families and those who like to entertain. The main level was designed for convenience and functionality, featuring a spacious mudroom, built-in cubbies, a dedicated home office/den overlooking the yard, and a sunny west-facing deck perfect for summer evenings. The kitchen is a chefâ€™s dream, complete with stainless steel appliances, custom tile backsplash, gleaming quartz countertops, a large island with seating for four, and a large walkthrough pantry that connects directly to the garageâ€”making unloading groceries a breeze. The open dining and living area centres around a beautiful gas fireplace with ample space for larger furniture and a full-size dining table, and flows seamlessly to the deck. Also on this level is a 2-piece powder room, generous foyer space, and access to the double attached garage. Upstairs, youâ€™ll find a huge bonus room above the garage perfect as a second living area or kidsâ€™ play space, plus two large bedrooms



connected by a Jack and Jill bathroom, a spacious laundry room, and the impressive primary suite with high ceilings, walk-in closet, and a luxurious 5-piece ensuite including dual vanities, separate shower, and soaker tub. The walkout basement is fully finished and features a 2-bedroom illegal suite with a separate entrance, full kitchen, and private laundry, providing an excellent rental opportunity or a great place to house the in-laws. The west-facing backyard is fully landscaped with a large lower deck and lots of room for kids or pets. Just steps to the community pathway system connecting to Evanston Ridge and Simons Valley trails, close to playgrounds, schools, shopping, and with quick access to Stoney Trail, Deerfoot, the airport, and downtown—this home has it all. Book your private showing today!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231370    |
| Price          | \$995,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,604       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 631 Evanston Drive Nw |
| Subdivision | Evanston              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 0H7 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Pantry, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Full, Suite, Walk-Out                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Rain Gutters                     |
| Lot Description   | Landscaped, Back Yard, Front Yard, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Wood Frame                                                        |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 52              |
| Zoning         | R-G             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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