

\$409,900 - 164 Evansview Gardens Nw, Calgary

MLS® #A2261108

\$409,900

2 Bedroom, 3.00 Bathroom, 1,394 sqft

Residential on 0.03 Acres

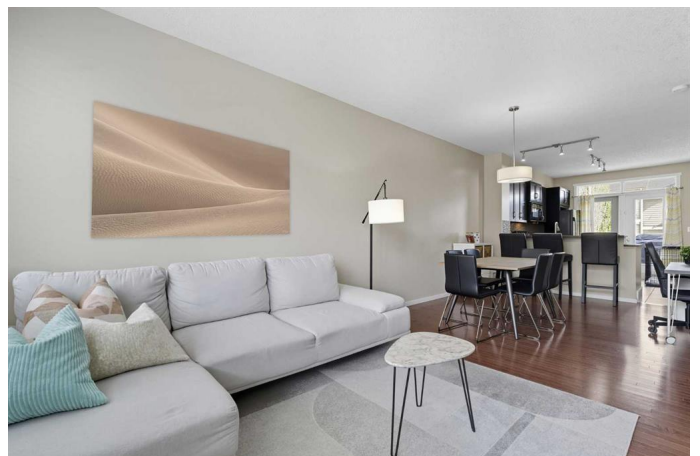
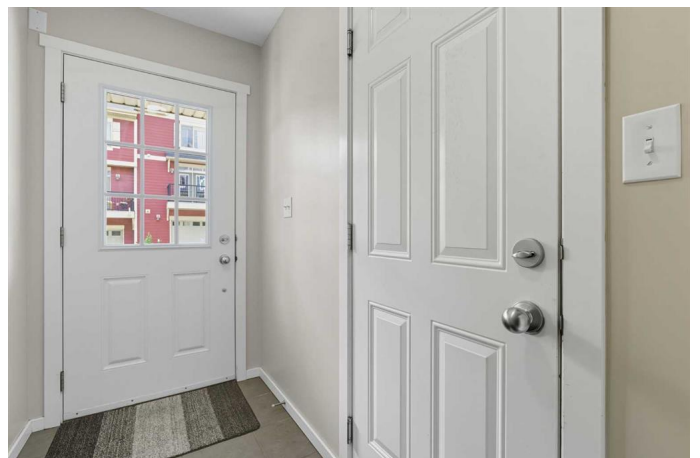
Evanston, Calgary, Alberta

Just reduced! Welcome to this adorable and inviting two-bedroom + den townhouse in Evanston! Perfectly designed for young couples, professionals, or anyone seeking a balance of style and comfort, this home offers modern finishes, thoughtful details, and a peaceful setting within one of Calgary's most welcoming communities.

Step inside to discover a bright, open-concept main floor that feels warm and spacious. The living and dining areas flow seamlessly together, anchored by a modern kitchen with plenty of storage and prep space. Natural light floods the room and continues onto your private balcony, the perfect spot to enjoy your morning coffee, summer evenings, or even a quiet workspace in warmer months. Upstairs, you'll find two comfortable bedrooms plus a flexible den — ideal as a home office, study, or guest nook.

Additional features include air conditioning for year-round comfort, a tandem garage with parking for two or bonus storage, and a pet-friendly environment. With its quiet, insular location, this townhouse offers privacy and serenity while still connecting you to everything you need.

Living in Evanston means more than just a home — it's a lifestyle. This thoughtfully planned community in Calgary's northwest is known for its friendly atmosphere, abundant



parks and playgrounds, and scenic walking and biking paths around ponds and green spaces. The nearby Evanston Towne Centre and Creekside Shopping Centre puts convenience at your fingertips with grocery stores, caf  s, fitness studios, restaurants, and everyday services just minutes away. Whether it  s grabbing dinner, running errands, or heading out for a walk with your pet, everything is close at hand.

Commuting is a breeze with quick access to Stoney Trail, making it just 15 minutes to the airport and about 30 minutes to downtown Calgary. Larger amenities like Nose Hill Park, golf courses, and major shopping centres are also nearby.

This townhouse combines a stylish interior, modern comfort, and unbeatable community convenience      making it a must-see for those looking to live in one of Calgary  s most desirable northwest neighbourhoods.

Built in 2012

Essential Information

MLS�� #	A2261108
Price	\$409,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,394
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	164 Evansview Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0L2

Amenities

Amenities	Park, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Parking Pad, Driveway, Garage Door Opener, Tandem
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	45
Zoning	M-G d44

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.