

# \$699,900 - 23 Evansglen Court Nw, Calgary

MLS® #A2213609

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,961 sqft

Residential on 0.14 Acres

Evanston, Calgary, Alberta

Welcome to this spectacular semi-detached home with a front-drive double attached insulated garage, ideally located in the desirable community of Evanston! With its impressive curb appeal and rare, oversized lotâ€”complete with a storage shedâ€”this home is the perfect blend of style, space, and comfort. A lot of this size is hard to find these days, offering exceptional outdoor space for families, entertaining, or simply enjoying the sunshine. Step into the spacious front entrance, featuring two large windows that flood the space with natural light and create a warm, welcoming vibe. Inside, the bright and airy open-concept main floor showcases gorgeous laminate flooring, an inviting living room with a cozy gas fireplace, and a spacious dining area with direct access to the sunny southwest-facing deckâ€”perfect for indoor-outdoor living. The L-shaped kitchen is designed for both functionality and flair, offering an abundance of cabinets, ample counter space, a center island with seating, and stainless steel appliancesâ€”including an induction stove and a fridge with a water line. A garburator adds extra convenience to this chef-ready space. Upstairs, retreat to the luxurious primary suite, complete with a 5-piece ensuite featuring double sinks, a corner soaker tub, a separate stand-up shower with full-height tile, a private water closet with a pocket door, and a spacious walk-in closet. The upper level also offers two additional well-sized bedrooms, a full 4-piece bathroom,



a large bonus room, and a convenient upper-floor laundry area. The fully finished walkout basement feels nothing like a typical lower level—it’s bright, welcoming, and beautifully done. It includes a cozy rec room, two generous bedrooms with large windows, and a modern 4-piece bathroom featuring quartz countertops, tile flooring, and a skirted tub. Whether it’s used for guests, extended family, or a home office setup, this space adds incredible value and flexibility. Outside, enjoy summer evenings on your upper deck or lower patio, or gather around the fire pit in the expansive backyard. Additional upgrades include air conditioning, water softener, brand new hot water tank, and new roof and siding—providing peace of mind and year-round comfort. This exceptionally bright home is flooded with natural light throughout and is just minutes away from schools, shopping, restaurants, and transit. Don’t miss your chance to own this one-of-a-kind family home on a rare lot in an unbeatable location—book your showing today!

Built in 2014

**Essential Information**

MLS® #	A2213609
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
--------	--------

### Community Information

Address	23 Evansglen Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	6
Zoning	R-G

**Listing Details**

Listing Office                      CIR Realty

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