

# \$758,800 - 68 Evansglen Circle Nw, Calgary

MLS® #A2236118

**\$758,800**

4 Bedroom, 3.00 Bathroom, 2,265 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully designed 4-bedroom, 2.5-bath detached home offering over 2,200 sqft of comfortable living space in the highly sought-after community of Evanston! Built in 2017, this two-storey home has been thoughtfully maintained and updated, blending modern style with everyday functionality.

Step inside to a sun-filled open-concept layout featuring 9â€™™ ceilings and engineered hardwood floors throughout the main level. The chef-inspired kitchen is the heart of the homeâ€™™equipped with stainless steel appliances, granite countertops, soft-close cabinetry, a walk-through pantry, and a generous central island with breakfast barâ€™™ideal for family gatherings and entertaining. The adjacent dining area is bright and inviting, with direct access to your back deck and concrete patio, perfect for summer BBQs.

Relax in the cozy living room showcasing a beautiful gas fireplace, or take advantage of the main floor office spaceâ€™™perfect for remote work or study.

Upstairs, enjoy a spacious bonus room with vaulted ceiling, ideal for family movie nights or a play area. The primary suite features a spa-like ensuite with dual sinks, a soaker tub, tiled shower, and a custom walk-in closet with upgraded organizers. Three additional well-sized bedrooms, a 5-piece main bath, and upper-level laundry complete the second floor. The unfinished basement offers great potential



to develop additional living space”a bedroom and a home gym, rec room, or guest suite”tailored to your needs.

Notable upgrades: Thermostat was replaced in March 2023 (comes with a 5-year warranty), and following a hailstorm, the entire roof, rain gutters/eavestroughs, and all exterior siding were replaced in May 2025”providing peace of mind and enhancing curb appeal.

Located just minutes from schools, shopping, parks, transit, and major roadways, this home offers the perfect balance of style, comfort, and convenience”a true gem in Evanston!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236118    |
| Price          | \$758,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,265       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 68 Evansglen Circle Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P0W7                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Park       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Yard                                         |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot, Flag Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 43             |
| Zoning         | R-G            |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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