\$875,000 - 95 Evansglen Circle Nw, Calgary

MLS® #A2236846

\$875,000

4 Bedroom, 4.00 Bathroom, 2,286 sqft Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to Your Next Family Home in the Heart of Evanston!

This beautifully designed 4-bedroom, 3.5-bathroom home with a fully developed walk-out basement offers over 3,200 square feet of finished living space, combining style, space, and functionality in one perfect package.

Step inside to a welcoming foyer with soaring ceilings and oversized doors, offering a practical and elegant space to store shoes, coats, and seasonal gear. The main floor flows seamlessly from the open-concept kitchen to the dining and living areasâ€"ideal for both entertaining and everyday family life.

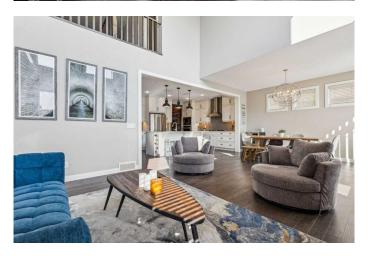
The gourmet kitchen is a true centerpiece, featuring a large quartz island, stainless steel appliances, upgraded cabinetry, and ample counter space, and walk through pantry for easy unloading from the garage. Step out onto the spacious upper Deck to enjoy a BBQ or watch the kids play in the private, fenced backyard. Perfect for summer fun and quiet evenings under the stars.

Built by Broadview Homes, this property is packed with high-end builder upgrades throughout.

Upstairs, you'll find a bright bonus room, perfect for a playroom or family movie nights.







The upper level also includes three generously sized bedrooms, a 4-piece main bath, and a convenient laundry room. The primary suite is a true retreat with greenspace views, a walk-in closet, and a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and a separate shower.

Downstairs, the fully finished walk-out basement offers incredible versatility. With a spacious rec area, fourth bedroom, full 4-piece bathroom, and plenty of storage, it's ideal for a guest suite, home gym, or teen hangout space. Walk out to a covered patio and enjoy the peaceful setting with alley access and no direct rear neighboursâ€"a rare find in Evanston.

Located in one of NW Calgary's most family-friendly communities, this home is just steps from top-rated schools, parks, shopping, and major routes including Stoney and Deerfoot Trail.

This is the one you've been waiting for. Book your private showing today and make this exceptional Evanston home yours!

Built in 2016

Essential Information

MLS® #	A2236846
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.10
Year Built	2016

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 95 Evansglen Circle Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P0W8

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Smoking Home, Closet Organizers, High Ceilings, Quartz Counters

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Built-In Gas

Distinguisher, Dryer, Range Hood, Reingerator, Washer, Built i

Range, Gas Cooktop

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Family Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane
Roof Asphalt
Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 2
Zoning R-G

Listing Details

Listing Office MaxWell Capital 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.