

\$899,999 - 99 Evansglen Circle Nw, Calgary

MLS® #A2241523

\$899,999

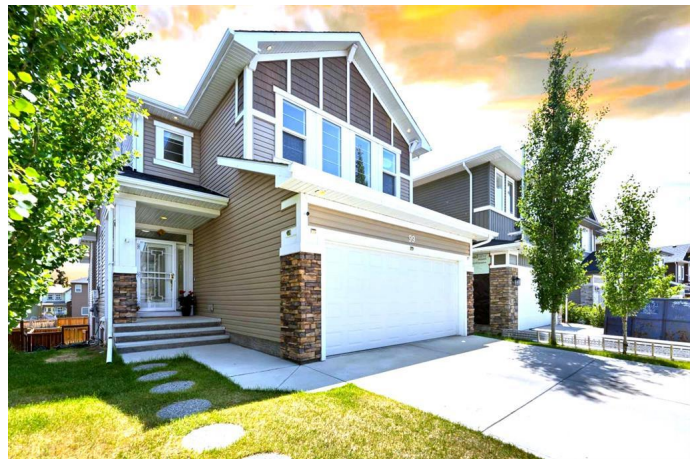
3 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Discover a home that blends thoughtful design, upscale finishes, and modern functionality across nearly 3,800 sq. ft. of beautifully developed living space. Perfectly positioned in one of NW Calgary's most desirable and family-friendly communities, this 3-bedroom, 3.5-bath gem is more than a house—it's a lifestyle upgrade. From the moment you enter, you're welcomed by 9-foot ceilings, contemporary finishes, and a sense of openness that flows throughout. The main floor features a bright and airy layout with quartz countertops, stainless steel appliances, under-cabinet lighting, upgraded cabinetry, and built-in glass shelving—offering both style and convenience. A sun-filled solarium on the main level adds a unique indoor-outdoor feel, ideal for morning coffee or peaceful reading time. The fully finished walkout basement is the ultimate retreat and entertainer's dream. Enjoy movie nights in the professionally designed home theatre with surround sound, or host unforgettable gatherings at the custom bar. A second solarium floods the lower level with natural light and opens to an artificial turf backyard—low maintenance and perfect for year-round use.

This home is not only beautiful but smart and sustainable. With solar panels installed, you'll benefit from energy efficiency and lower utility costs, while a full security camera system provides added peace of mind. Freshly painted throughout and with brand-new carpet



recently installed, the home offers a truly move-in-ready experience.

Located just steps from parks, scenic walking paths, and top-rated schools, and only minutes from shopping, medical centres, coffee shops, and public transportation. With quick access to Stoney Trail and Symons Valley Road, commuting to downtown or the airport is effortless.

Whether you're raising a family, working from home, or simply seeking a more refined way of living—this home checks every box.

Buyers and their representatives are kindly encouraged to check any information important to them.

Built in 2016

Essential Information

MLS® #	A2241523
Price	\$899,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2025
Days on Market	18
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

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.