

\$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!

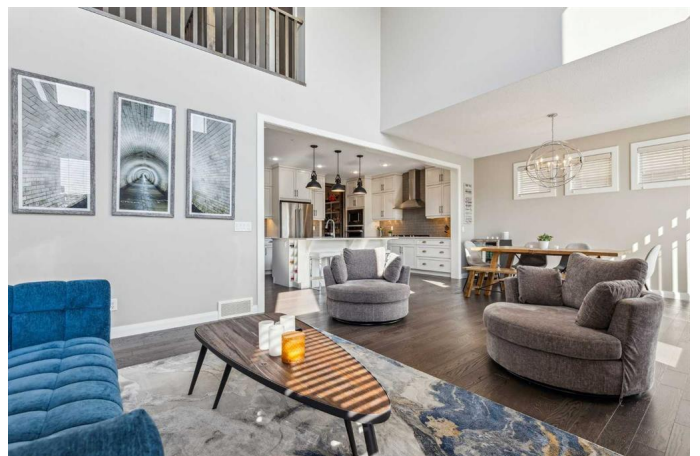
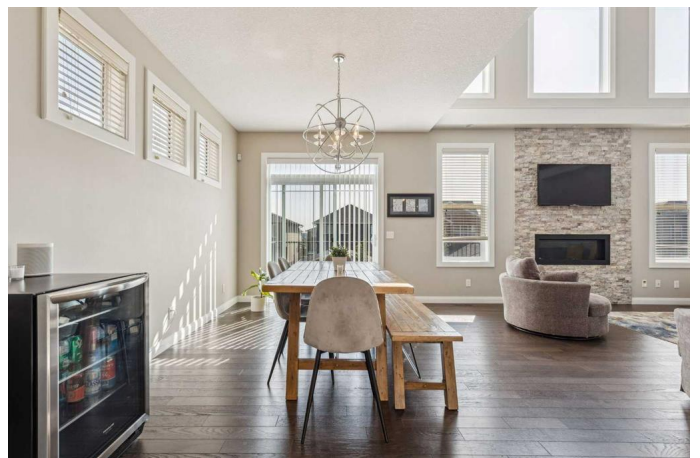
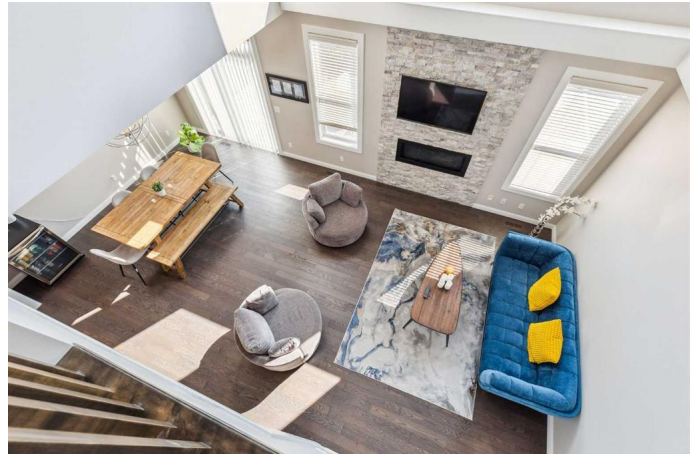
This beautifully designed 4-bedroom, 3.5-bathroom home with a fully developed walk-out basement offers over 3,200 square feet of finished living space, combining style, space, and functionality in one perfect package.

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 areas—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, itâ€™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 Calgaryâ€™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 youâ€™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 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 3
Zoning R-G

Listing Details

Listing Office MaxWell Capital Realty

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