

\$775,000 - 246 Evansglen Drive Nw, Calgary

MLS® #A2252715

\$775,000

4 Bedroom, 3.00 Bathroom, 2,315 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Immaculate 4 bedroom up 2 storey located on a quiet street in Evanston. Nice sized entry welcomes you into this open main floor with 9 foot ceilings and vinyl plank flooring. Large and bright living room has a gas fireplace with tile surround and mantle. Great working kitchen has a large island, eating bar, Stainless Steel appliances with built in oven and microwave and induction stovetop, pantry and loads of work space for hosting those dinners. Large dining area has sliding doors leading to the west deck and yard. Upstairs you have 4 bedrooms with the master having a large walk in closet and 5 piece ensuite bathroom, bonus room and laundry room. Downstairs is open with roughed in plumbing and waiting for your ideas. Large west backyard has nice sized deck with a gas line and underground sprinkler system to keep the grass green. Outside of the house was completely redone with new siding, eases, downspouts and roof with rubber shingles. Other upgrades include; air conditioning, heated garage, wide driveway and Gem Stone lighting. Call to view this home today!

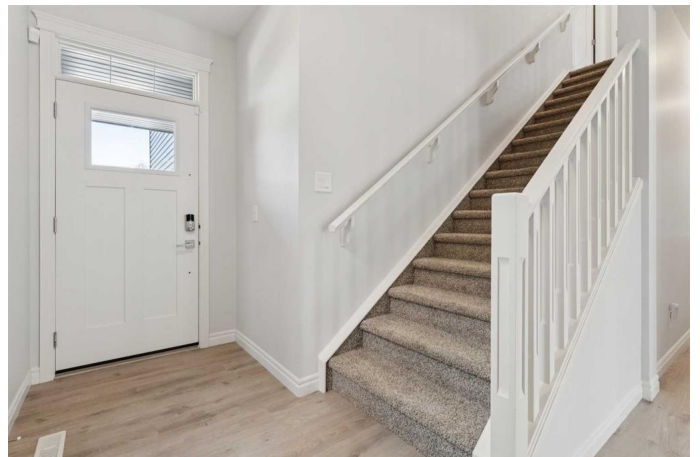
Built in 2020

Essential Information

MLS® # A2252715

Price \$775,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,315
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	246 Evansglen Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Few Trees, Front Yard, Landscaped, Level, Low Maintenance

	Landscape, Rectangular Lot
Roof	Rubber
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	17
Zoning	R-G

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.