

# \$894,500 - 43 Evansglen Circle Nw, Calgary

MLS® #A2225694

## \$894,500

5 Bedroom, 4.00 Bathroom, 2,506 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to elevated living in Evanston! This luxurious 2-storey home offers the perfect blend of elegance, functionality, and space, featuring 5 bedrooms, 3.5 bathrooms, a main floor office, upper-level bonus room, a fully developed illegal basement suite, a double attached garage, and over 3,420 sqft of total living space. Situated in a prime location close to schools, parks, shopping, and transit, this home provides both convenience and comfort. Upon entering, you're greeted by bright, open-concept living areas beginning with the beautifully designed kitchen, complete with rich wooden cabinetry accented with crown moldings and silver hardware, recessed pot lighting, stylish pendant fixtures, a tile backsplash, and a massive central island with stone countertops, breakfast bar seating, and built-in wine fridge. A large walk-in pantry with MDF wire shelving and a stainless steel appliance package—including a French door fridge with bottom freezer, electric cooktop with OTR hood fan, built-in dishwasher, and wall oven with microwave—complete the chef's dream space. The kitchen flows into a spacious dining room with room for a formal table and direct access through patio doors to the oversized wooden deck—ideal for summer entertaining. The adjacent living room features a stunning floor-to-ceiling stone electric fireplace and a large window overlooking the fully fenced backyard. The main level also includes a private office perfect for remote work or study, a tucked-away



2-piece guest bathroom, and a mudroom with access to the double garage. Built-in speaker systems on both the main and upper floors enhance your audio experience throughout. Upstairs, enjoy a bright and airy bonus room with ceiling fan and two large windows, ideal for movie nights or relaxing. The luxurious primary suite serves as a peaceful retreat with a 6-piece spa-inspired ensuite featuring a glass shower with body jets and bench, a steam unit, a large soaker tub, dual sink stone vanity, built-in cabinetry, and elegant tile flooring, plus a walk-in closet with built-in organizers. Two additional generously sized bedrooms, a 5-piece shared bathroom with dual sinks, and a laundry room with side-by-side washer/dryer and extra storage space round out the upper level. The fully developed basement features a thoughtfully designed illegal suite with two large bedrooms, a full kitchen including fridge, stove, hood fan, microwave, and dishwasher, a spacious family/rec room with pot lighting, a 5-piece bathroom with tub/shower combo and dual sinks, separate laundry, and plenty of additional storage. With beautiful curb appeal, professional landscaping, a fully fenced yard, an expansive rear deck, and ample parking, this home offers an exceptional opportunity to enjoy upscale living in one of NW Calgary's most sought-after communities. Don't miss out! book your private viewing today!

Built in 2018

**Essential Information**

MLS® #	A2225694
Price	\$894,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,506
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	43 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W7

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound, Smart Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	82
Zoning	R-1s

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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