

# \$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 |
|-------------------|--------------------------------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| 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 | 74             |
| Zoning         | R-1s           |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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