

# \$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, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound |
| 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 | 16             |
| Zoning         | R-1s           |

### **Listing Details**

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

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.