

\$849,900 - 11 Evansview Road Nw, Calgary

MLS® #A2197064

\$849,900

5 Bedroom, 4.00 Bathroom, 2,689 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SUNDAY (MARCH 2)

1:00-4:00PM. Huge Price Reduction! Discover

luxury, comfort, and modern living in this

exceptional 5-bedroom, 3.5-bathroom home,

perfectly situated on a peaceful street in the

exclusive Evansview community of Evanston.

Built in 2012, this 3,700 sq. ft. residence

blends elegance and functionality, featuring a

chef's dream kitchen with stainless steel

appliances, ample maple hardwood cabinets,

exquisite granite countertops, and an

expansive island ideal for meal prep and

entertaining. The main floor impresses with

gleaming maple hardwood floors, large

windows that flood the space with natural light,

a formal dining area, a home office, and a

grand living room boasting soaring 12-foot

ceilings, a custom-built TV unit, and a cozy

fireplace. Upstairs, the lavish primary suite

offers a private ensuite and a luxurious walk-in

closet, complemented by three additional

spacious bedrooms, a versatile bonus room

above the garage, and a convenient

upper-floor laundry with a window. The fully

developed basement with large windows is

designed for entertainment, featuring a

dedicated media room, a wet bar with a fridge

and cabinetry, and an additional bedroom with

a full bath—perfect for guests. Outside, enjoy

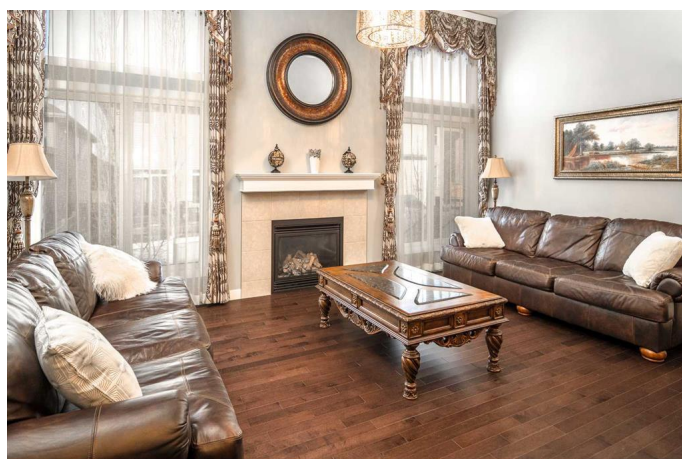
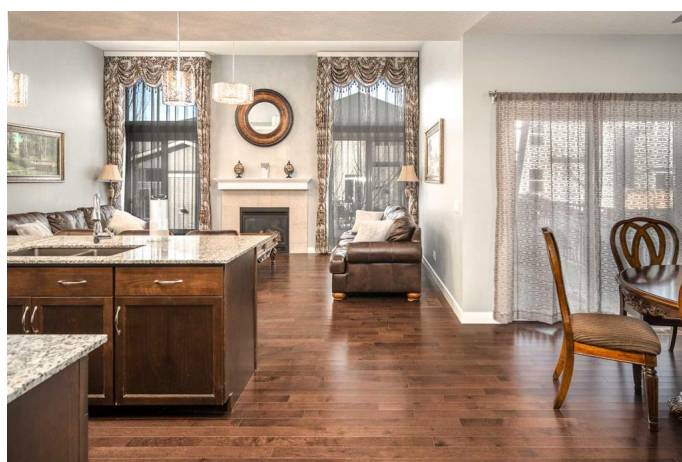
a private, fenced backyard with a beautiful

deck and BBQ gas line, an attached 2-car

garage with a wide driveway, and a brand-new

asphalt roof and North and West side vinyl

siding (2025) for lasting durability. Ideally



located within walking distance of three schools, with a new middle school under construction, and close to shopping centers, scenic walkways, and parks, this remarkable home is a rare opportunityâ€”schedule your viewing today!

Built in 2012

Essential Information

MLS® #	A2197064
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,689
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Evansview Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2025
Days on Market	17
Zoning	R-G

Listing Details

Listing Office	TrustPro Realty
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