

# \$875,000 - 95 Evansglen Circle Nw, Calgary

MLS® #A2236846

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,286 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to Your Next Family Home in the Heart of Evanston!

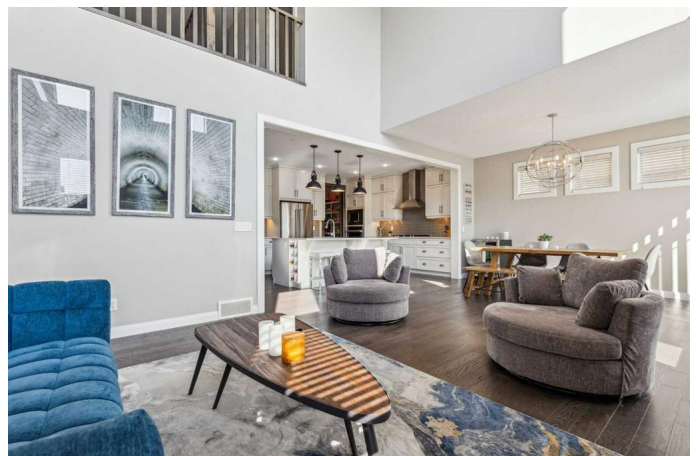
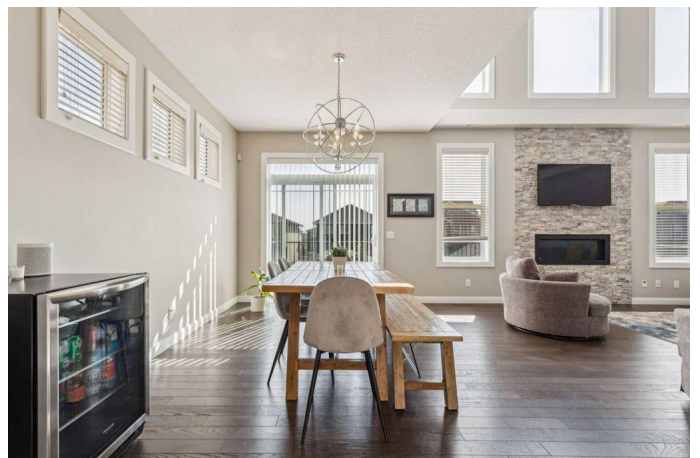
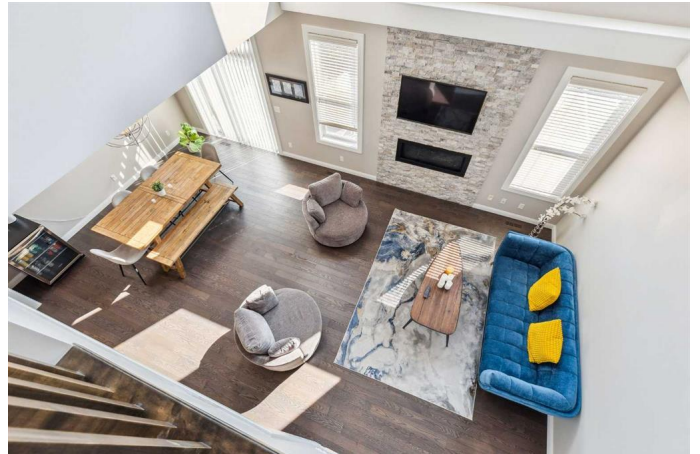
This beautifully designed 4-bedroom, 3.5-bathroom home with a fully developed walk-out basement offers over 3,200 square feet of finished living space, combining style, space, and functionality in one perfect package.

Step inside to a welcoming foyer with soaring ceilings and oversized doors, offering a practical and elegant space to store shoes, coats, and seasonal gear. The main floor flows seamlessly from the open-concept kitchen to the dining and living areas—ideal for both entertaining and everyday family life.

The gourmet kitchen is a true centerpiece, featuring a large quartz island, stainless steel appliances, upgraded cabinetry, and ample counter space, and walk through pantry for easy unloading from the garage. . Step out onto the spacious upper Deck to enjoy a BBQ or watch the kids play in the private, fenced backyard. Perfect for summer fun and quiet evenings under the stars.

Built by Broadview Homes, this property is packed with high-end builder upgrades throughout.

Upstairs, you'll find a bright bonus room, perfect for a playroom or family movie nights.



The upper level also includes three generously sized bedrooms, a 4-piece main bath, and a convenient laundry room. The primary suite is a true retreat with greenspace views, a walk-in closet, and a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and a separate shower.

Downstairs, the fully finished walk-out basement offers incredible versatility. With a spacious rec area, fourth bedroom, full 4-piece bathroom, and plenty of storage, itâ€™s ideal for a guest suite, home gym, or teen hangout space. Walk out to a covered patio and enjoy the peaceful setting with alley access and no direct rear neighboursâ€”a rare find in Evanston.

Located in one of NW Calgaryâ€™s most family-friendly communities, this home is just steps from top-rated schools, parks, shopping, and major routes including Stoney and Deerfoot Trail.

This is the one youâ€™ve been waiting for. Book your private showing today and make this exceptional Evanston home yours!

Built in 2016

**Essential Information**

MLS® #	A2236846
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,286
Acres	0.10
Year Built	2016

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0W8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters
Appliances	Built-In Gas Range, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
-------------	----------------

Days on Market	11
Zoning	R-G

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.