

# \$699,000 - 7 Evansglen Circle Nw, Calgary

MLS® #A2227824

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,827 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

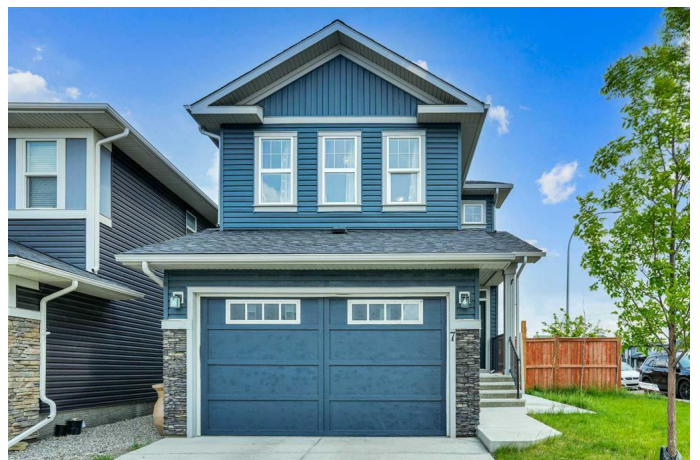
Location! Location! Location! Welcome to this spacious, upgraded corner lot home offering over 2,500 sq ft of beautifully designed living space in the highly sought after community of Evanston NW. With 4 bedrooms and 3.5 bathrooms, this two storey gem is ideal for families, multi-generational living, or investment.

Set on a prime corner lot, this home features extra outdoor space, enhanced privacy, and a decent-sized backyard -perfect for entertaining, gardening, or relaxing with loved ones. Inside, youâ€™ll find a bright and open floor plan enhanced by 9-foot ceilings on both the main floor and basement, allowing for a grand, airy feel throughout.

The main floor boasts a modern kitchen with quartz countertops, stainless steel appliances, and a walk-in pantry, along with a formal dining area and welcoming living space filled with natural light.

Upstairs, enjoy three spacious bedrooms, a large bonus/family room, convenient upper-level laundry, and a luxurious primary suite featuring a 5-piece ensuite and walk-in closet.

Stay cool during the warmer months with central air conditioning, making this home comfortable year-round.



One of the standout features is the fully legal basement suite, complete with its own side entrance, one bedroom, a full bathroom, a modern upgraded kitchen, and a cozy living area. Whether you use it as a mortgage helper, private guest space, or rental opportunity, the options are flexible and valuable.

Recent upgrades include a brand-new roof , providing peace of mind and long-term value. The double attached garage offers added convenience.

Located in one of Evanstonâ€™s quietest pockets, this home is just steps from a Kâ€“6 school, and close to an abundance of amenities including grocery stores, restaurants, cafes, parks, and top-rated schools. Easy access to Stoney Trail and transit adds even more convenience to your lifestyle.

This property is vacant and move-in ready â€” book your showing anytime!

Donâ€™t miss this opportunity â€” homes like this, with a legal suite, corner lot, A/C, new exterior, and unbeatable location, are rarely available. Contact your favorite REALTORÂ® today!

Built in 2017

### **Essential Information**

MLS® #	A2227824
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,827

Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0W7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Gas Stove, Microwave, Range Hood
Heating	Central, Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-G

## **Listing Details**

Listing Office	Power Properties
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