

# \$850,000 - 444 Evanston View Nw, Calgary

MLS® #A2235677

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,515 sqft  
Residential on 0.11 Acres

Evanston, Calgary, Alberta

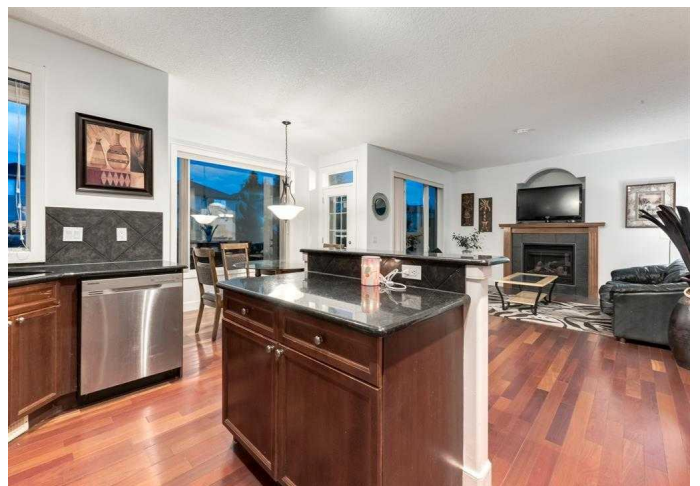
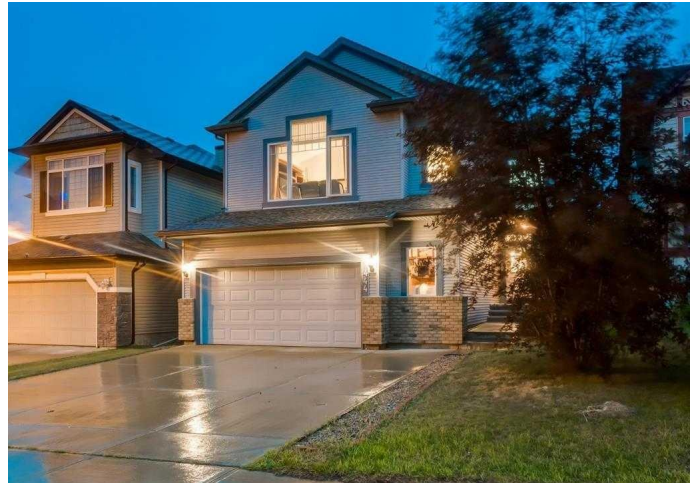
Welcome to your dream home in the highly sought-after community of Evanston! This beautifully maintained and extensively upgraded 5-bedroom home offers over 3,400 sq ft of developed living space designed with families in mind. With 4 spacious bedrooms upstairs, a walk-up basement with separate entrance, and an oversized garage with workshop potential, this home truly has it all!

Step inside to find gleaming hardwood floors, 9'™ knockdown ceilings, and a bright, open layout. The main floor features a formal dining room with tray ceiling, a cozy living room with gas fireplace, and a chef's™ kitchen with granite countertops, tiered island, stainless steel appliances (including a new GE steam-clean gas range), and classic cabinetry. Enjoy your morning coffee in the sunny breakfast nook overlooking the backyard with deck, patio, garden, and gas BBQ line.

Need a home office? There's one here too!™ plus a convenient powder room on the main floor.

Upstairs, you'll find a vaulted bonus room, laundry with LG washer/dryer (2022), and 4 large bedrooms including a serene primary retreat with a 5-piece ensuite featuring a soaker tub, dual vanity with granite, and walk-in closet.

The developed basement boasts laminate



flooring, a tasteful 3-piece bath, 2 bedrooms, and a separate entranceâ€”perfect for creating a legal suite (just add a kitchen!). The covered entrance adds privacy and functionality.

Recent upgrades include:

New roof, siding, gutters & flashing (March 2025)

Permanent outdoor lighting (2025, 5-yr warranty)

Solar panels (2022)

Tesla EV charging station (2023)

Two Lennox A/C units (2022), humidifiers, & smart thermostats

Reverse osmosis water system, Wi-Fi water softener & shutoff, garburator, and more

New light-toned paint, duct cleaning (2025)

Upgraded lighting, zebra blinds with remote, and sensor hallway lights

Enjoy the beautifully landscaped yard, freshly stained deck & fence, and proximity to schools, playgrounds, and amenities, plus quick access to Symons Valley Parkway.

This is more than a homeâ€”itâ€™s a lifestyle upgrade. Donâ€™t miss your opportunity to own this move-in-ready gem!

Built in 2007

**Essential Information**

MLS® #	A2235677
Price	\$850,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,515
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	444 Evanston View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	4

### **Interior**

Interior Features	Chandelier, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bidet
Appliances	Built-In Gas Range, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 29th, 2025
Days on Market	2
Zoning	R-G

**Listing Details**

Listing Office	TREC The Real Estate Company
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