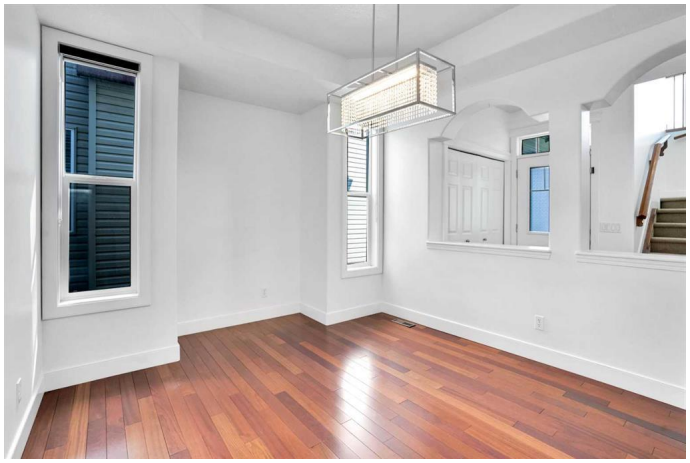
$799,900 - 444 Evanston View Nw, Calgary

MLS® #A2246360

$799,900
6 Bedroom, 4.00 Bathroom, 2,534 sqft
Residential on 0.11 Acres

Evanston, Calgary, Alberta



Experience luxury, comfort, and functionality in this stunning centrally air-conditioned 6-bedroom home, ideally located in the sought-after community of Evanston. Boasting nearly 3,500 sq. ft. of beautifully developed living space, this move-in-ready residence features four spacious bedrooms upstairs, two legal bedrooms in the fully finished basement, and a generous main floor office. Highlights include elegant hardwood flooring, 9' knockdown ceilings, and a chefâ€™s kitchen with granite countertops, stainless steel appliances, classic cabinetry, and a tiered island, all seamlessly connected to a cozy living room with gas fireplace and a formal dining room with tray ceiling. The upper-level vaulted bonus room adds flexible living space, while the luxurious master retreat showcases a spa-like 5-piece ensuite with soaker tub, dual vanities, granite counters, and a huge walk-in closet. The basement offers additional comfort with a full bath, rec room, rough-ins for a second kitchen, and quality laminate flooringâ€”ideal for a future legal suite. Extensive upgrades include a new roof, siding, gutters, and flashing (2025), solar panels (2022), Tesla EV charger, dual Lennox A/C units, permanent outdoor lighting, and enhanced lighting and blinds throughout. An oversized garage offers space for a workshop or additional storage, and the west-facing backyard is perfect for entertaining with a freshly stained deck, metal railings, gas BBQ hookup, patio, and garden. Conveniently

located near top schools, parks, and major routes, this exceptional home delivers on lifestyle, location, and lasting valueâ€”schedule your private showing today.

Built in 2006

Essential Information

MLS® #	A2246360
Price	$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,534
Acres	0.11
Year Built	2006
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
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, High

	Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	August 7th, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	Royal LePage Blue Sky

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