13 Evansbrooke Way NW

Calgary | Active | MLS® A2343628

$610,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**2003**	**1,150.06 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

Welcome to 13 Evansbrooke Way NW, ideally situated in the highly desirable community of Evanston. This well-appointed 4-bedroom, 2-bathroom walk-out bungalow offers an excellent blend of functional family living, thoughtful design, and exceptional outdoor space. The open-concept main floor is designed with both everyday living and entertaining in mind, featuring a spacious living room, dedicated dining area, and a well-appointed kitchen complete with a centre island and corner pantry. Down the hall, you'll find three spacious bedrooms, including a generous primary retreat featuring two large walk-through closets and convenient access through a cheater door to the 4-piece main bathroom. The fully developed walk-out basement provides exceptional versatility, featuring a fourth bedroom, a full 4-piece bathroom with heated tile flooring, and a spacious family room with built in speaker system and pot lights-ideal for entertaining, hosting guests, accommodating teenagers, or providing comfortable multi-generational living. Lower-level laundry and storage room complete this walk-out level. Step outside to a backyard designed for enjoying the outdoors. The large south-facing rear deck with natural gas hook-up is perfect for summer BBQs, morning coffee, and gatherings with family and friends, while the storage shed provides additional functionality. With plenty of room for kids, pets, and outdoor entertaining, this backyard is a true extension of the home's living space. Recent improvements include a brand-new roof, offering added peace of mind for years to come. Insulated attached double garage adds everyday convenience and features a useful storage loft for additional organization. Ideally located just steps from schools, parks, playgrounds, walking paths, shopping, and the many amenities Evanston has to offer, this thoughtfully laid-out home delivers the space, versatility, and location today's families are looking for. Don't miss your opportunity to make this exceptional Evanston property your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343628
Bedrooms	4
Bathrooms	2
Year Built	2003
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,150.06 sq. ft.
Main Level Finished Area:	1,150.06 sq. ft.
Below Grade Finished Area:	1,009.82 sq. ft.
Acreage:	No
Lot Area:	3,756 sq. ft.
Lot Frontage:	33'2"
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0310998
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV and Mount in Lower family room, natural gas BBQ
Restrictions:	Easement Registered On Title, Utility Right Of Way
Main Floor	Kitchen · 14'8" × 12'6" ·
Main Floor	Living Room · 16'5" × 9'8" ·
Main Floor	Dining Room · 12'9" × 12'6" ·
Main Floor	Bedroom - Primary · 14'2" × 10'9" ·
Main Floor	Bedroom · 11'7" × 10'5" ·
Main Floor	Bedroom · 10'4" × 9' ·
Main Floor	Foyer · 9'3" × 7'11" ·
Lower Level	Family Room · 19'11" × 15'1" ·
Lower Level	Bedroom · 13'5" × 9'8" ·

Lower Level	Furnace/Utility Room · 11'4" × 9'1" ·
Lower Level	Storage · 18'3" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Pantry, Vinyl Windows
Exterior Features:	BBQ gas line, None
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot, Sloped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13-evansbrooke-way-nw-calgary-a2343628/

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