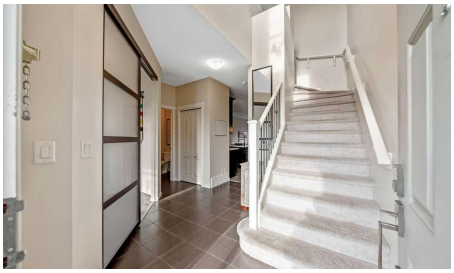
132 Evansborough Way NW

Calgary | Active | MLS® A2335940

$585,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**1,541 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

THIS SATURDAY ONLY OPEN HOUSE OCT 10TH 1:00PM-3:00PM PROPERTY INSPECTOR ON SITE! **SPACE TO GROW. ROOM TO WORK. A BACKYARD TO ENJOY. AND A COMMUNITY DESIGNED AROUND FAMILY LIFE.** Welcome to 132 Evansborough Way NW! A beautifully maintained and thoughtfully appointed 4-bedroom, 4-bathroom home offering the flexibility, space, and lifestyle today's families are looking for.

Step inside and you'll immediately appreciate the bright, open-concept main floor, where the spacious kitchen and large island create the perfect gathering place for busy mornings, family dinners, or entertaining friends. The main-floor office/den adds another layer of flexibility, easily adapting to a home office, bedroom, playroom, study, or whatever your family needs today and tomorrow.

Upstairs, generous bedrooms provide plenty of room for the family, while the **beautifully developed basement** gives you even more space to spread out. Whether it becomes a movie room, kids' hangout, guest space, home gym, or hobby area, this is a home designed to adapt as life changes.

Outside, the **level backyard and spacious deck** create your own private space to entertain, BBQ, watch the kids play, or simply unwind with the family. Add in the **large double detached garage and paved back alley**, and you have the functionality that makes everyday life that much easier.

The location is just as impressive. Situated on a **quiet street ** you're within a short walk of Our Lady of Grace School and close to parks, playgrounds, pathways, the scenic Mini Canyon, shopping, restaurants, and virtually every amenity you could want. Major routes are also just minutes away, giving you easy access to the rest of the city while still enjoying the feel of a peaceful neighbourhood.

Well maintained. Beautifully appointed. Exceptionally flexible. Whether you're a growing family looking for room to settle in or an established household needing space for work, guests, hobbies, and family life, this is a home that gives you room to live the way you want.

Come experience everything 132 Evansborough Way NW and Evanston have to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335940
Bedrooms	4
Bathrooms	4
Year Built	2012

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:	2 Storey
Total Living Area:	1,541 sq. ft.
Acreage:	No
Lot Area:	2,807 sq. ft.
Lot Frontage:	25'2"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1213278
Heating:	High Efficiency
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 12' × 6' ·
Main Floor	Foyer · 9'6" × 5'8" ·
Main Floor	Kitchen · 13' × 11'11" ·
Main Floor	Living Room · 12'11" × 12'8" ·
Main Floor	Office · 12'7" × 11' ·
Upper Level	Bedroom · 10'6" × 9'6" ·

Upper Level	Bedroom · 13' × 9' ·
Upper Level	Bedroom - Primary · 16'9" × 13' ·
Basement	Bedroom · 11'9" × 11'2" ·
Basement	Game Room · 18'4" × 17'10" ·
Basement	Furnace/Utility Room · 12'4" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/132-evansborough-way-nw-calgary-a2335940/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.