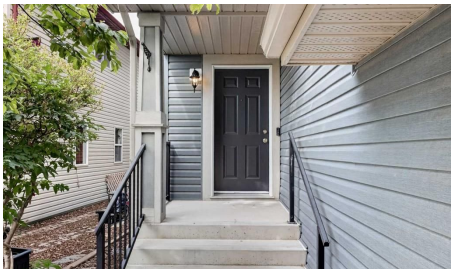
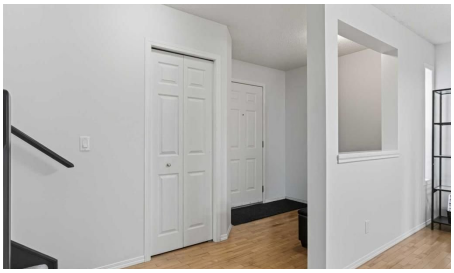
22 Evansbrooke Way NW

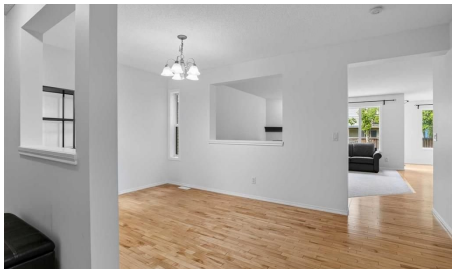
Calgary | Active | MLS® A2342308

$685,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2003**	**2,211.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSE SATURDAY NOV 14 1PM-3PM!! PRICED TO SELL!! Need more space without giving up location? Your search may be over.

Welcome to this beautifully refreshed Avi-built two-storey home on a quiet Evanston street, just steps from Kenneth D. Taylor School. With five spacious bedrooms, 3.5 bathrooms, an OVERSIZED double attached garage, and more than 3,000 sq. ft. of developed living space, there's room for everyone.

FRESHLY PAINTED THROUGHOUT and move-in ready, the home features BRAND-NEW WHITE QUARTZ COUNTERTOPS and NEW SINKS AND TAPS, along with NEW STAINLESS STEEL APPLIANCES, refreshed kitchen cabinetry and backsplash, a new garage door, freshly painted front and garage doors, and a pressure-washed exterior.

At the heart of the home, the bright kitchen offers a generous island with an extended nook and opens directly onto the deck and fully fenced backyard-ideal for everyday family life and summer entertaining. The main floor also includes a welcoming great room with a fireplace and a separate dining room that could serve as a home office.

Upstairs, three large bedrooms and a spacious bonus room give your family a second living area for movie nights, toys, or quiet downtime. The primary retreat includes a full ensuite and a generous walk-in closet.

The FULLY FINISHED BASEMENT adds two more large bedrooms, a full bathroom, and an open recreation area ready for a home theatre, gym, playroom, or space for extended family.

Outside, enjoy a landscaped, fully fenced yard and an oversized garage with extra room for larger vehicles, storage, and everything busy families bring with them.

Surrounded by scenic walking paths, parks, schools, and everyday amenities, with convenient access to Stoney Trail, Deerfoot Trail, Symons Valley Road, and 14 Street NW. The space you need, in the location you've been waiting for-your Evanston search ends here!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342308
Bedrooms	5
Bathrooms	4
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:	2 Storey
Total Living Area:	2,211.31 sq. ft.
Main Level Finished Area:	1,021.95 sq. ft.
Upper Level Finished Area:	1,189.36 sq. ft.
Below Grade Finished Area:	915.93 sq. ft.
Acreage:	No
Lot Area:	3,971 sq. ft.
Lot Frontage:	39'½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2003 (Age: 23)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0310998
Heating:	Forced Air, Natural Gas

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, Hardwood, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Bonus Room · 15'8" × 8'10" ·
Main Floor	Dining Room · 12'11" × 11'1" ·
Main Floor	Foyer · 12'6" × 7' ·
Main Floor	Kitchen · 13' × 12'5" ·

Main Floor	Laundry · 7'7" × 5'3" ·
Main Floor	Living Room · 16'5" × 14'1" ·
Upper Level	Bedroom · 12'2" × 10'11" ·
Upper Level	Bedroom · 12'8" × 9'11" ·
Upper Level	Family Room · 20'11" × 13'10" ·
Upper Level	Bedroom - Primary · 15'8" × 14' ·
Basement	Bedroom · 13'7" × 11'5" ·
Basement	Bedroom · 14'6" × 11'9" ·
Basement	Game Room · 19'11" × 18'11" ·
Basement	Furnace/Utility Room · 18'8" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island
Exterior Features:	Fire Pit, Other
Patio And Porch Features:	Deck
Lot Features:	Irregular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-evansbrooke-way-nw-calgary-a2342308/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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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.