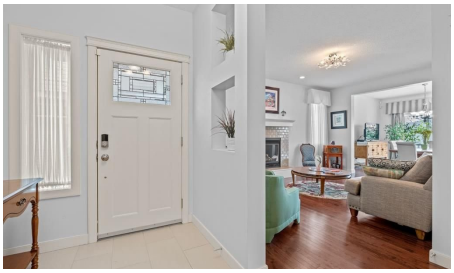
28 Evansview Manor NW

Calgary | Active | MLS® A2349085

$675,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2011**	**2,136.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

2,137 SQ FT ABOVE GRADE | 9-FT CEILINGS & HARDWOOD | WEST-FACING DECK ON AN ELEVATED LOT | BONUS ROOM + MAIN-FLOOR Creative Space NOOK | 5-PIECE ENSUITE WITH JETTED TUB | NEW SHINGLES & SIDING 2024 | BASEMENT FRAMED WITH PLUMBING ROUGH-IN | EVANSTON. This is the floor plan buyers in Evanston keep asking for, with the big-ticket exterior work already done. The main floor opens with 9-foot ceilings and rich hardwood. A large, separate living room centred on a gas fireplace gives you a quiet space apart from the kitchen, and the kitchen itself is generous: quartz countertops, beautifully designed cabinetry, a walk-in pantry and a large island with breakfast bar seating. The dining area opens directly onto the sunny west-facing deck for summer BBQs and evening entertaining. A versatile main-floor nook offers a unique opportunity to personalize the space to suit your lifestyle. Create a home office or study area, a cozy reading retreat, a music lounge, a botanical-inspired plant space, or a dedicated hobby and craft area. The possibilities are yours! and a large mudroom with direct garage access makes daily life just easier. The versatile main-floor layout offers a canvas to unleash your creativity and design your own magazine-inspired showpiece. Upstairs, a large bonus room, upper-level laundry with extra storage and three generously sized bedrooms. The primary retreat has a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks, jetted tub, separate shower and a private water closet. Large windows throughout capture the elevated surroundings and fill every room with light. The basement is already framed with roughed-in plumbing, so adding bedrooms, a gym or a rec room is a straightforward next step. A new water tank is installed, the furnace has been serviced, and new shingles and siding were completed in 2024. Outside, a professionally maintained, low-maintenance yard with underground irrigation at the front. Evanston offers parks, pathways, schools and shopping with quick access to Stoney Trail and Symons Valley Road. Space, light, a west deck and a new roof: see it in person.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349085
Bedrooms	3
Bathrooms	3
Year Built	2011
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:	2,136.67 sq. ft.
Acreage:	No
Lot Area:	3,961 sq. ft.
Lot Frontage:	36'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1113102
Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Garage Door Openers, Window Coverings
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 12'4" × 11' ·
Main Floor	Kitchen · 17'8" × 12'8" ·
Main Floor	Living Room · 17'5" × 11'11" ·
Main Floor	Office · 9' × 7'11" ·
2nd Floor	Bedroom · 12'10" × 9'3" ·
2nd Floor	Bedroom · 14'10" × 9'3" ·
2nd Floor	Family Room · 17'6" × 12'4" ·
2nd Floor	Laundry · 7'11" × 5'4" ·
2nd Floor	Bedroom - Primary · 14'8" × 14'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Other, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, Private, Street Lighting, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/28-evansview-manor-nw-calgary-a2349085/

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