30 Evansborough View NW

Calgary | Active | MLS® A2349643

$1,030,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**2,600.53 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

THE HORIZON IS YOUR NEW NEIGHBOUR - THE MILLION-DOLLAR VIEW! Wake up every morning to breathtaking valley views, endless skies and the beauty of nature right outside your windows. Perched along one of Evanston's coveted ridges, where only a handful of homes enjoy this exceptional setting, this stunning WALKOUT residence offers panoramic views, remarkable privacy and over 2,600 SQ.FT. ABOVE GRADE. Nestled on a quiet cul-de-sac, this 2016-built home overlooks ponds, pathways and expansive green space, with spectacular views from ALL THREE LEVELS. Rich hardwood flooring, soaring ceilings, oversized windows and a bright open-concept design showcase the extraordinary surroundings. The chef-inspired kitchen features granite countertops, upgraded stainless steel appliances, rich cabinetry, a massive central island and walkthrough pantry. The spacious dining area opens onto an elevated deck overlooking the valley, while the inviting living room features a gas fireplace. A versatile main-floor den/flex room, previously used as an additional bedroom, offers flexibility for a home office, guests or playroom. A mudroom and powder room complete the main floor. Upstairs, the PRIMARY RETREAT captures the breathtaking valley views and features a generous walk-in closet and spa-inspired 5-piece ensuite with double vanities, quartz countertops, deep soaker tub, oversized glass shower and separate water closet. Two additional spacious bedrooms, a large bonus room, upper-floor laundry with built-in cabinetry and another beautifully appointed 5-piece bathroom complete the upper level. The WALKOUT BASEMENT offers over 1,000 SQ.FT. of additional potential, with 9-foot ceilings, oversized windows and direct backyard access. Imagine additional bedrooms, a home theatre, gym, recreation area or multigenerational living space, with potential for a legal secondary suite subject to City approval. Outside, the PIE-SHAPED LOT backs directly onto green space with immediate access to scenic pathways, ponds, parks and nature. Recent City landscaping, including newly planted trees and additional green space beyond the backyard, enhances the natural setting and privacy. Additional features include an OVERSIZED INSULATED DOUBLE ATTACHED GARAGE, new Class 4 impact-resistant roof (2025) and new hot water tank (2026). Conveniently located near schools, playgrounds, shopping, restaurants, recreation, transit, Stoney Trail and Deerfoot Trail. NOW OFFERED AT $1,030,000, this exceptional property combines a rare ridge location, true walkout design, cul-de-sac privacy, panoramic valley views and over 2,600 sq.ft. above grade. VACANT AND READY FOR IMMEDIATE POSSESSION! A remarkable opportunity to own a home where the views stretch toward the horizon and the setting is truly unforgettable.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349643
Bedrooms	3
Bathrooms	3
Year Built	2016
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:	2,600.53 sq. ft.
Main Level Finished Area:	1,157.56 sq. ft.
Upper Level Finished Area:	1,443 sq. ft.
Below Grade Finished Area:	1,080.75 sq. ft.
Acreage:	No
Lot Area:	5,780 sq. ft.
Lot Frontage:	22'4"
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
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:	1510017
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Other
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Side By Side
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, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 9'4" × 9'3" ·

Main Floor	Library · 11'9" × 9'6" ·
Main Floor	Kitchen · 19'6" × 11'11" ·
Main Floor	Living Room · 18'10" × 15' ·
Main Floor	Dining Room · 11'9" × 10' ·
2nd Floor	Bonus Room · 21'8" × 16' ·
2nd Floor	Bedroom - Primary · 17'1" × 15' ·
2nd Floor	Walk-In Closet · 12'8" × 6'1" ·
2nd Floor	Bedroom · 15'9" × 10'9" ·
2nd Floor	Bedroom · 15'9" × 10'9" ·
2nd Floor	Laundry · 8'7" × 6'2" ·
Basement	Other · 43'6" × 27'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Pie Shaped Lot, Secluded, See Remarks, Views
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/30-evansborough-view-nw-calgary-a2349643/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.