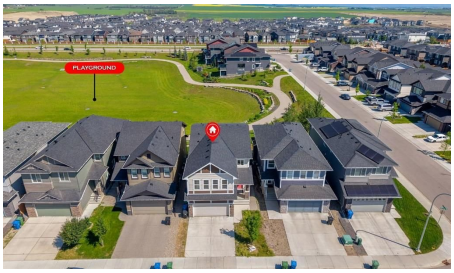
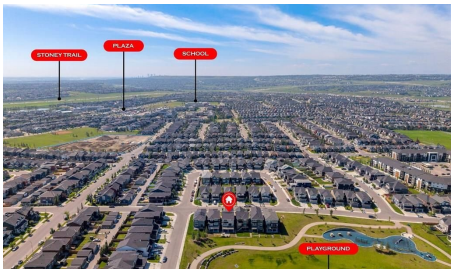
40 Evansfield Manor NW

Calgary | Active | MLS® A2347780

$949,000









Bedrooms	Bathrooms	Year Built	Living area
5	4	2018	2,751.48 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

THE BEST PRICED WALK-OUT HOME BACKING DIRECTLY ONTO GREEN SPACE & PARK PATHWAYS! Welcome to this exceptional 2-storey detached residence in the coveted NW Calgary community of Evanston. Boasting over 2,751 SF of beautifully designed above-grade living space plus a fully finished walkout basement, this pristine 5-bedroom, 3.5-bathroom home offers the perfect blend of luxury, functionality, and location. The main floor features a seamless open-concept layout designed for both comfortable family living and grand entertaining. A spacious front flex room makes for the perfect home office, leading into a sun-drenched living area. The chef-inspired kitchen is a true showstopper, complete with premium built-in appliances, ample cabinetry, and a gorgeous leathered granite island as the centerpiece. The adjacent dining area opens directly onto a massive rear deck an idyllic setting for summer BBQs while enjoying peaceful, unobstructed views of the park. Upstairs, a massive bonus room serves as the ideal family lounge. The upper level hosts 4 incredibly generous bedrooms, including a luxurious primary suite with a 5-piece ensuite and walk-in closet. In a rare and highly functional design, every single one of the 3 additional upper bedrooms also features its own private walk-in closet! The fully finished walkout basement expands your living options significantly. It features a large recreation room, a sleek wet bar, a full bathroom, and a spacious 5th bedroom making it the ultimate setup for guests, extended family, or an entertainment hub. Step outside to your covered lower patio and enjoy immediate access to the community's pathway system. Perfectly positioned just minutes from top schools, shopping, playgrounds, and major routes including Stoney Trail. This is an incredible opportunity to own a turnkey, large-scale family home in one of the North's most desirable communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347780
Bedrooms	5
Bathrooms	4
Year Built	2018
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:	2,751.48 sq. ft.
Main Level Finished Area:	1,073.29 sq. ft.
Upper Level Finished Area:	1,501.2 sq. ft.
Below Grade Finished Area:	1,016.99 sq. ft.
Acreage:	No
Lot Area:	4,090 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2018 (Age: 8)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1712059
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer, Water Softener
Inclusions:	BUILT IN OVEN, DISHWASHER, DRYER, ELECTRIC COOKTOP, GARAGE CONTROL(S), MICROWAVE, RANGE HOOD, WASHER, WATER-REVERSE OSMOSIS, WATER SOFTENER
Restrictions:	None Known
Main Floor	Foyer · 9'11" × 9'7" ·
Main Floor	Mud Room · 10'6" × 6' ·
Main Floor	Bonus Room · 10'7" × 9'11" ·
Main Floor	Living Room · 17'11" × 11'11" ·
Main Floor	Kitchen · 22'3" × 14'7" ·
Upper Level	Bedroom · 13' × 10' ·
Upper Level	Bedroom · 10'11" × 9'11" ·
Upper Level	Bedroom · 11' × 10'4" ·

Upper Level	Family Room · 17'5" × 15'6" ·
Upper Level	Laundry · 9' × 7'1" ·
Upper Level	Walk-In Closet · 12'3" × 6'6" ·
Upper Level	Bedroom - Primary · 15'11" × 14'5" ·
Lower Level	Bedroom · 12'7" × 10'11" ·
Lower Level	Furnace/Utility Room · 10'11" × 10'2" ·
Lower Level	Game Room · 25'9" × 24'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-evansfield-manor-nw-calgary-a2347780/

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.