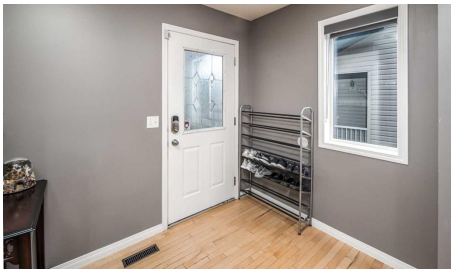
73 Evansbrooke Way NW

Calgary | Active | MLS® A2349138

$699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**2,020.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this beautifully maintained home with VIEW in the sought-after community of Evanston! This house was completed renovated in 2018. Offering over 2,700 sq. ft. of fully developed living space, this spacious property provides plenty of room for comfortable family living. Upon entry, you'll find a dedicated office/den featuring three workstations and ample storage, making it ideal for working from home. The kitchen is both functional and inviting, with abundant cabinetry, a pantry, and a sunny breakfast nook with access to the large deck-perfect for enjoying your morning coffee or entertaining guests. The spacious family room features large windows, a beautiful fireplace, and lovely views, creating a warm and welcoming atmosphere. A convenient 2-piece bathroom and a main-floor laundry room add to the functionality of this level. Upstairs, the generous primary suite offers a walk-in closet, a luxurious 5-piece ensuite, and beautiful views. A comfortable sitting area, two additional well-appointed bedrooms, and a 4-piece bathroom complete the upper level. The fully finished walk-out basement extends the living space with an additional bedroom, a 3-piece bathroom, and a spacious recreation room-perfect for hobbies, games, or entertaining family and friends. The basement wet bar offers plenty of cabinet space, perfect for a future legal suite. In-floor heating adds extra comfort to the basement throughout the colder months. Step outside to enjoy the fully fenced backyard, featuring tall fencing for added privacy and an ideal setting for relaxing or hosting gatherings. The roof was replaced in 2025, offering added peace of mind. The home is also ideally situated just 2-minute walk from Kenneth D. Taylor Elementary School, steps from nearby parks, with scenic pathways along the creek leading to the amenities at Creekside Shopping Centre. Walmart, Costco, and T&T Supermarket are all just a few minutes' drive away. With quick access to Stoney Trail, Shaganappi Trail, and other major routes, commuting around the city is easy and convenient. Don't miss this wonderful opportunity-book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349138
Bedrooms	4
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:	2,020.5 sq. ft.
Main Level Finished Area:	945.2 sq. ft.
Upper Level Finished Area:	1,075.3 sq. ft.
Below Grade Finished Area:	763.5 sq. ft.
Acreage:	No
Lot Area:	4,284 sq. ft.
Lot Frontage:	36'10½"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
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:	0310998
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Balcony · 14'8" × 9'7" ·
Main Floor	Pantry · 4' × 4' ·
Main Floor	Dining Room · 12'5" × 7'11" ·
Main Floor	Entrance · 7'11" × 6'1" ·
Main Floor	Kitchen · 12'5" × 10' ·
Main Floor	Living Room · 14'6" × 14' ·
Main Floor	Laundry · 9'5" × 5'4" ·
Main Floor	Den · 11' × 9'10" ·

Upper Level	Walk-In Closet · 9'6" × 6' ·
Upper Level	Bedroom - Primary · 15' × 14' ·
Upper Level	Bedroom · 10'8" × 9'10" ·
Upper Level	Walk-In Closet · 6'1" × 5'7" ·
Upper Level	Bedroom · 12'4" × 9'11" ·
Basement	Family Room · 14'11" × 13'10" ·
Basement	Kitchen · 17'9" × 10'10" ·
Basement	Bedroom · 10'10" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby
Interior Features:	Kitchen Island, Pantry, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Low Maintenance Landscape, Rectangular Lot
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/73-evansbrooke-way-nw-calgary-a2349138/

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