75 Evansdale Way NW

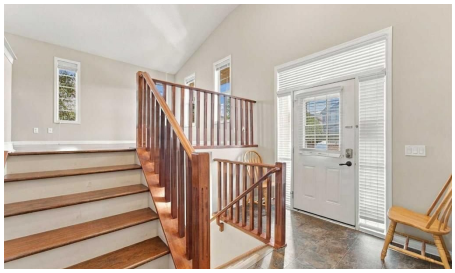
Calgary | Active | MLS® A2350396

$599,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**2008**	**1,057.66 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker YAD Realty

A closer look

Over 2,000 sq. ft. of total developed living space, including approximately 1,057 sq. ft. on the main floor and 977 sq. ft. in the basement, **plus both side and back decks for additional outdoor living space.**

Welcome to this beautifully maintained and updated 5-bedroom bi-level on a desirable corner lot in Evanston NW. Situated on a generous 4,746.88 sq. ft. lot, this home features a massive side yard, spacious backyard and RV parking. The side deck is a special bonus of this corner-lot property, offering additional outdoor space to relax and entertain. Built in 2008, this move-in-ready home offers plenty of room for a growing family.

The main floor features a bright living room, dining area, functional kitchen, 3 bedrooms and a 4-piece bathroom. The basement offers a large recreation room, 2 additional bedrooms, a 4-piece bathroom, laundry and ample storage.

Recent updates include new siding and roof. Another great benefit of this corner lot is **no sidewalk along the side of the property, meaning less snow shovelling and exterior maintenance**. Conveniently located close to schools, shopping, parks and major routes, with easy access to Stoney Trail.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350396
Bedrooms	5
Bathrooms	2
Year Built	2008
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:	Bi-Level

Total Living Area:	1,057.66 sq. ft.
Main Level Finished Area:	1,057.66 sq. ft.
Below Grade Finished Area:	977.06 sq. ft.
Acreage:	No
Lot Area:	4,746 sq. ft.
Lot Frontage:	33'3"
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	5
Year built:	2008 (Age: 18)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0811467
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Other
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 9'5" × 9' ·
Main Floor	Bedroom · 9'4" × 8'4" ·
Main Floor	Kitchen · 13'8" × 9'6" ·
Main Floor	Living Room · 13'6" × 13'3" ·
Main Floor	Bedroom · 11'11" × 11'7" ·
Basement	Bedroom · 15'4" × 9'2" ·
Basement	Bedroom · 13'10" × 10'4" ·
Basement	Laundry · 9'2" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks
Exterior Features:	Other, Private Yard, Storage
Patio And Porch Features:	Front Porch, Patio, See Remarks

Lot Features:	Back Lane, Back Yard, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/75-evansdale-way-nw-calgary-a2350396/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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