76 Evanspark Circle NW

Calgary | Active | MLS® A2352796

$797,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2009**	**2,480.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

OVER 3,500 SQ. FT. OF DEVELOPED LIVING SPACE | 5 BEDROOMS | 18-FT. OPEN-TO-BELOW LIVING ROOM | PERMITTED FULLY FINISHED BASEMENT | APPROVED SIDE ENTRANCE PERMIT | POTENTIAL FOR A LEGAL BASEMENT SUITE | MAJOR RECENT UPGRADES(INCLUDING SIDING, SHINGLES, FURNACE AND WATER TANK) | STEPS TO THE NEW MIDDLE SCHOOL.

Welcome to this beautifully upgraded family home in the highly sought-after community of Evanston! Ideally located within walking distance of parks, schools, shopping, and transit, with quick access to Stoney Trail, this impressive home offers the perfect combination of space, style, and functionality. Step inside to discover a bright, open-concept layout featuring rich hardwood flooring, 9-foot ceilings, and a stunning living room with soaring 18-foot open-to-below ceilings and a dramatic wall of windows that fills the space with natural light. The chef-inspired kitchen is designed for everyday living and entertaining, showcasing maple cabinetry, granite countertops, a large central island, a walk-through pantry, and upgraded appliances, including a Bosch dishwasher, modern hood fan, and newer gas range. A private main-floor office with French doors provides an ideal work-from-home space, while the convenient mudroom and laundry area add everyday practicality.

Upstairs, the bright south-facing bonus room with upgraded 9-foot ceilings offers the perfect space for family relaxation and entertainment. The spacious primary retreat features a walk-in closet and a spa-inspired ensuite with dual vanities, a deep soaker tub, and a separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level.

The fully finished and permitted basement adds exceptional versatility, featuring two additional bedrooms, a full bathroom, a spacious recreation area, and ample storage. Even more appealing, an approved permit for a side entrance is already in place, creating an excellent opportunity to convert the basement into a legal secondary suite, subject to applicable City of Calgary requirements and inspections. Whether you are looking for additional family living space or exploring potential rental income, this home offers outstanding flexibility. Enjoy added peace of mind with major recent upgrades, including the roof shingles, siding, eavestroughs, downspouts, furnace, and hot water tank. Outside, the fully landscaped and fenced backyard features a beautiful two-tiered deck, creating the perfect setting for summer gatherings, outdoor dining, or simply relaxing with family. With over 3,500 sq. ft. of developed living space, five bedrooms, a fully finished basement, an approved side entrance permit, extensive upgrades, and a location just steps from the new middle school, this exceptional Evanston property offers space, convenience, and exciting future potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352796
Bedrooms	5
Bathrooms	4
Year Built	2009

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:	2,480.77 sq. ft.
Main Level Finished Area:	1,219.99 sq. ft.
Upper Level Finished Area:	1,260.78 sq. ft.
Below Grade Finished Area:	1,070.33 sq. ft.
Acreage:	No
Lot Area:	4,424 sq. ft.
Lot Frontage:	38'2"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2009 (Age: 17)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0713223

Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Dining Room, Gas, Living Room, Three-Sided
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Family Room · 17'9" × 15'2" ·
Main Floor	Kitchen · 12'11" × 12' ·

Main Floor	Dining Room · 14'10" × 14' ·
Main Floor	Office · 12'4" × 10'6" ·
Upper Level	Bedroom - Primary · 15'4" × 13'8" ·
Upper Level	Bedroom · 13'10" × 10'6" ·
Upper Level	Bedroom · 12'10" × 9'11" ·
Upper Level	Bonus Room · 17'8" × 13'8" ·
Basement	Game Room · 28'8" × 18'11" ·
Basement	Bedroom · 12' × 11'6" ·
Basement	Bedroom · 10'5" × 10'4" ·
Basement	Storage · 10'5" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Interior Lot, Irregular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/76-evanspark-circle-nw-calgary-a2352796/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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