82 Evansbrooke Manor NW

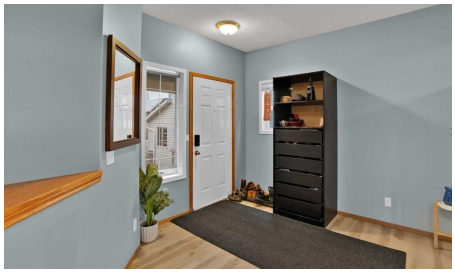
Calgary | Active | MLS® A2355975

$720,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2004**	**2,180.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OVER 3,200 SQ. FT. OF FINISHED LIVING SPACE! Situated on a HUGE, fully fenced lot measuring close to 6,400 SQ. FT., this spacious, well-maintained home offers plenty of room for a growing or extended family. Featuring 5 bedrooms + a den, 3.5 bathrooms and THREE FULLY FINISHED LEVELS, there is space for everyone! The main floor features a bright, open kitchen and living area with an abundance of windows, granite countertops, breakfast bar, corner pantry and cozy corner gas fireplace. Also on the main floor are a separate dining room, flex room, den, laundry/mudroom and 2-piece bathroom.Up the grand staircase, you'll find a spacious primary bedroom complete with a walk-in closet and 5-piece ensuite featuring a soaker tub, separate shower and double sinks. Two additional good-sized bedrooms, new carpet and a full bathroom complete the upper level.The WALK-UP basement is fully finished with a spacious family room, 2 bedrooms and 4-piece bathroom, offering plenty of options for guests, teenagers or extended family. The front attached double garage is complemented by an oversized driveway with plenty of additional parking, including room to park your RV when it's time to get ready for your next adventure! A GREAT FAMILY HOME WITH SPACE TO GROW, ROOM TO GATHER AND A YARD TO ENJOY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355975
Bedrooms	5
Bathrooms	4
Year Built	2004
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:	2,180.16 sq. ft.
Main Level Finished Area:	1,185.96 sq. ft.

Upper Level Finished Area:	994.19 sq. ft.
Below Grade Finished Area:	1,061.4 sq. ft.
Acreage:	No
Lot Area:	6,393 sq. ft.
Lot Frontage:	36'3½"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
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:	0410764
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Masonry
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Hottub (as is - works), vacuflo and attachments, shed, tv mounts
Restrictions:	None Known
Main Floor	Den · 9'8" × 8'11" ·
Main Floor	Dining Room · 8'11" × 6'9" ·
Main Floor	Family Room · 15'5" × 15'2" ·
Main Floor	Kitchen · 15'10" × 15'5" ·
Main Floor	Laundry · 9'5" × 6' ·
Main Floor	Living Room · 14'8" × 13'2" ·
Upper Level	Bedroom · 11'2" × 10'11" ·
Upper Level	Bedroom · 11' × 11' ·
Upper Level	Bedroom - Primary · 17'11" × 14'11" ·
Lower Level	Bedroom · 13'7" × 11'2" ·
Lower Level	Bedroom · 12' × 9' ·

Lower Level	Game Room · 27'5" × 17'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Wet Bar
Exterior Features:	Rain Gutters
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/82-evansbrooke-manor-nw-calgary-a2355975/

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

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