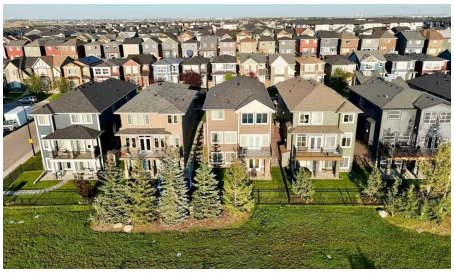
85 evansborough Way NW

Calgary | Active | MLS® A2341933

$925,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**2,722.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Great cozy home backing into a greenspace/park,custom built home with tons of upgrade is sure to impress!!You will be amazed by this fully finished 2-storey walkout (3931sft total living space) home which offers 4 beds, 4 baths & some of the best views of NW Calgary. Upgrades inclde: New roof/siding/gutter in 2025,new kitchen cabinet in 2023,new dishwasher,new dryer/washer, new microwave/gas stove and hood fan,new carpets in upper floor,new water softer system. The main floor offers 9 ft. knock down ceiling, hardwood flooring throughout, an office, great room and dinning area that opens up into your own sunny urban paradise. The chef-inspired kitchen is equipped with stainless steel appliances, quartz kitchen countertop that’s all about functionality, while still providing space to set out drinks and appetizers at the eating bar for your friends and family. The extra-large windows allow in bright natural light during the daytime and enough room for everyone to nestled up by the fireplace at night. Upper floor features the uniquely designed stairs, sunny bonus room and three spacious bedrooms. The master bedroom has more than enough room to easily fit a king-sized bed, bedside tables and a dresser and still have enough room to do your morning stretches, also has a walk-in closet and 5-piece ensuite includes quartz countertop, shower, large soaker tub and dual sinks. Fully finished walkout basement features a huge recreation room, another bedroom and a full bathroom. Fully fenced and landscaped, this home backs onto a green space so you can safety watch your kids play at park. Only few minutes walk to school. Close to established amenities, transit, shopping and major roads, this home provides the perfect environment for your family to grow.This is a 10/10 house you must see on the market now! call your favorite realtor to have a showing now!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341933
Bedrooms	4
Bathrooms	4
Year Built	2013
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:	2,722.99 sq. ft.
Acreage:	No
Lot Area:	4,305 sq. ft.
Lot Frontage:	37'11½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2013 (Age: 13)
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:	1213278
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Den · 12'11" × 11'2" ·
Main Floor	Dining Room · 13' × 8'9" ·
Main Floor	Foyer · 8'10" × 6'8" ·
Main Floor	Kitchen · 13' × 12' ·
Main Floor	Living Room · 16'9" × 14' ·
Main Floor	Mud Room · 9' × 5'2" ·
Main Floor	Pantry · 4'11" × 4'11" ·
Main Floor	Walk-In Closet · 5'5" × 3'7" ·
Upper Level	Loft · 18'6" × 9'5" ·
2nd Floor	Bedroom · 18' × 9'10" ·
2nd Floor	Bedroom · 18' × 9'10" ·
2nd Floor	Bonus Room · 17'11" × 15' ·

2nd Floor	Laundry · 8'11" × 6'4" ·
2nd Floor	Bedroom - Primary · 21' × 13' ·
2nd Floor	Walk-In Closet · 9'1" × 4'5" ·
Lower Level	Bedroom · 12' × 11'9" ·
Lower Level	Game Room · 25'10" × 20'10" ·
Lower Level	Storage · 8'10" × 7'4" ·
Lower Level	Furnace/Utility Room · 25'10" × 15'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	Playground
Patio And Porch Features:	See Remarks
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	r-g
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/85-evansborough-way-nw-calgary-a2341933/

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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.