9 Evansridge Place NW

Calgary | Active | MLS® A2348179

$625,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2011**	**1,708.3 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

PRICE REDUCED! Welcome home! This is a beautifully cared-for home tucked away in a QUIET LOCATION in the heart of Evanston, close to the school, walking paths, parks, and the everyday amenities that make this community so easy to love. With over 1700 sq ft, a DOUBLE ATTACHED GARAGE, thoughtful updates, and a landscaped backyard, this is a home that feels comfortable from the moment you arrive. Inside, the main floor has an easy, welcoming flow with rich HARDWOOD FLOORS and plenty of natural light. The kitchen sits at the heart of the home, finished with QUARTZ COUNTERTOPS, stainless steel appliances, a large island with seating, and a pantry for extra storage. It opens naturally into the dining and living areas, creating a space that works just as well for busy weekday mornings as it does for having extended family and friends over. Large windows look out to the backyard, while the dining area provides direct access to the deck for summer dinners and evenings outside. Main floor laundry and a convenient powder room complete this level. Upstairs, one of the home's best features is the bright and spacious BONUS ROOM. Surrounded by windows and set beneath a vaulted ceiling, it is an inviting spot for movie nights, a kids' play area, home office, or simply another place to relax. The primary bedroom offers a comfortable retreat with a walk-in closet and private 4 pc ensuite featuring an EXTENDED VANITY w/ lots of storage and SOAKER TUB. Two additional bedrooms and a full bathroom complete the upper floor, giving everyone their own space. The basement is unfinished and ready for whatever comes next. With a large open footprint, there is plenty of room to create a future rec room, gym, additional bedroom, or extra storage to suit your lifestyle. Outside, the backyard feels private, established, and ready to enjoy. The NICELY LANDSCAPED YARD includes mature trees, lawn space, a garden, deck, and storage shed, giving you a great balance of room to relax, garden, play, or entertain. The bigger updates have also been looked after, including a NEW ROOF in 2025, NEW EAVESTROUGHS in 2026, hot water tank replaced in 2022, and a WATER SOFTENER. Combined with the stucco & stone exterior and the pride of ownership throughout, this is a home that has been genuinely well cared for. Set on Evansridge Place, you are close to neighbourhood walking paths and schools while still enjoying a quieter residential setting. If you have been looking for a move-in ready home with a functional layout, great outdoor space, and important updates already completed, this one deserves a closer look. Come see why this beautiful property feels so easy to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348179
Bedrooms	3
Bathrooms	3
Year Built	2011
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:	1,708.3 sq. ft.
Main Level Finished Area:	735.25 sq. ft.
Upper Level Finished Area:	973.05 sq. ft.
Acreage:	No
Lot Area:	3,821 sq. ft.
Lot Frontage:	35'2½"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1112245
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
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, Window Coverings
Inclusions:	Fridge in Garage, Storage Shed. Negotiable: Microwave on Countertop
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 10'4" × 8'2" ·
Main Floor	Foyer · 8'7" × 6'8" ·
Main Floor	Laundry · 7'8" × 7' ·
Main Floor	Living Room · 14'5" × 13'3" ·
Main Floor	Kitchen · 11'2" × 10'4" ·
Upper Level	Bedroom · 11'11" × 10'6" ·

Upper Level	Bedroom · 11'9" × 8'10" ·
Upper Level	Bonus Room · 18'10" × 15'1" ·
Upper Level	Bedroom - Primary · 12'7" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-evansridge-place-nw-calgary-a2348179/

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