

# \$938,880 - 383 Evansglen Drive Nw, Calgary

MLS® #A2264846

**\$938,880**

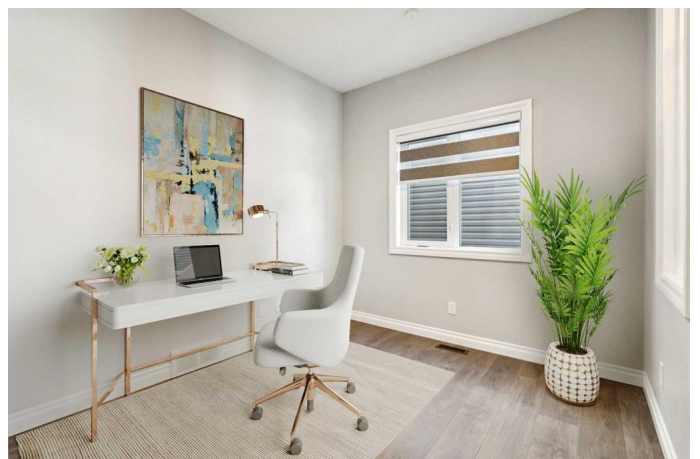
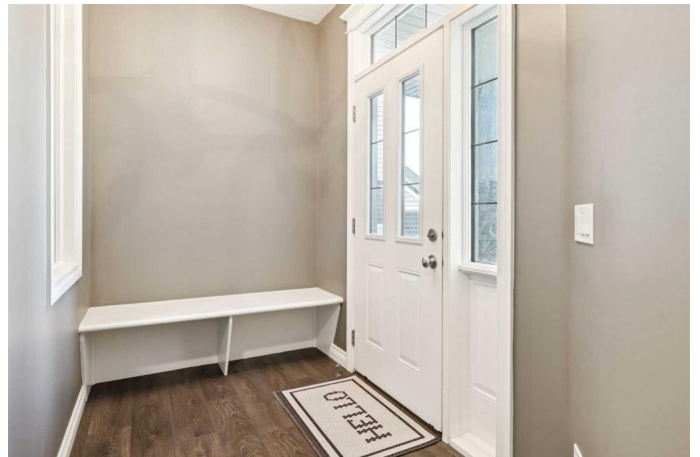
6 Bedroom, 4.00 Bathroom, 2,629 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

A gem in the Evanston, a thoughtfully planned custom built home. Total of 6 bedrooms (4 up, 2 down), LEGALLY developed suite and separate entrance in the basement for generating extra income. A large foyer with seating, an office / den on the main. The entertaining area contains a grand living room displaying a marble fireplace, built-in shelves and cabinets; dining room and a kitchen with granite counter tops, gas cook top, mounted oven, microwave and a centre island. On the deck, a hot tub, gazebo with mosquito mesh and whole set of patio set with cushions included. A flower bed next to the deck for gardening.

One consideration is a low maintenance elevator from the heated garage to 2nd floor for seniors or special physical requirement. Upstairs, one of the four bedrooms is prepared as a gym room (equipment included). Bonus room and laundry room are lined up for comfort and convenience. The master bedroom has a good sized of bathroom and a walk-in closet. The basement suite has individual living space, two bedrooms, living & dining room, a kitchen, a bathroom and laundry set. This house is equipped with 2 furnaces, Air conditioner, extra roof vents to prevent condensation build up, solar panel and radon remediation rough-ins. The aggregate bound front drive way surface has a 20 year life. Near by has a large fun playground. Close to shopping, schools, exit to Stony Trail, schools.



Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264846    |
| Price          | \$938,880   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,629       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 383 Evansglen Drive Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0P1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Electric Range                                                         |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                               |

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| # of Fireplaces | 1                                                       |
| Fireplaces      | Gas, Living Room, Marble                                |
| Has Basement    | Yes                                                     |
| Basement        | Finished, Full, Exterior Entry, Suite, Walk-Up To Grade |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line                                  |
| Lot Description   | Back Lane, Back Yard, Gazebo, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-1                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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