

# \$850,000 - 444 Evanston View Nw, Calgary

MLS® #A2235677

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,515 sqft  
Residential on 0.11 Acres

Evanston, Calgary, Alberta

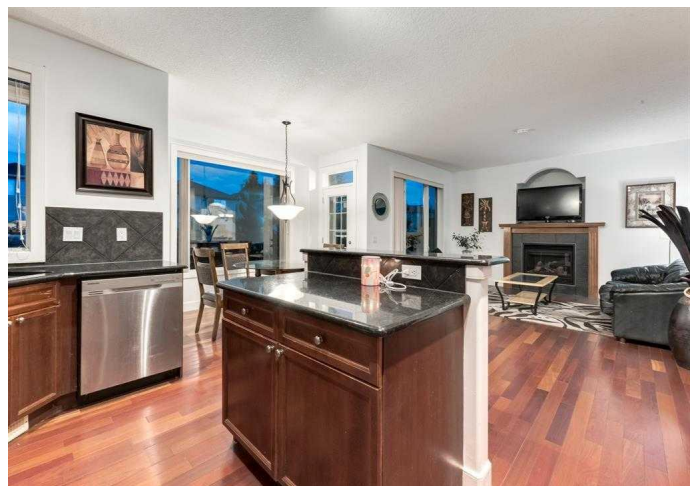
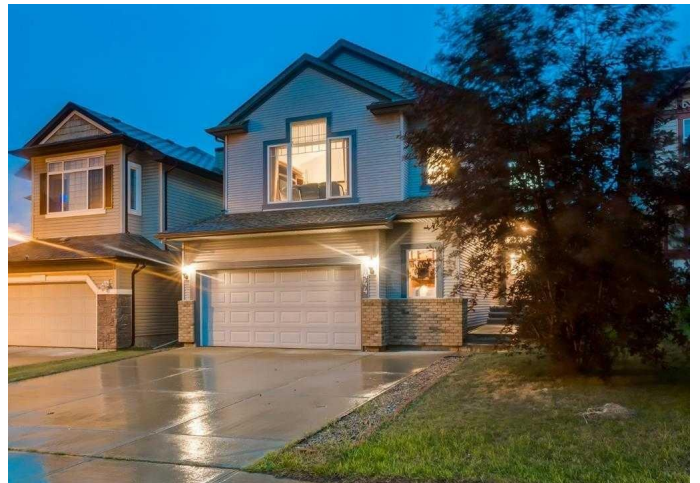
Welcome to your dream home in the highly sought-after community of Evanston! This beautifully maintained and extensively upgraded 5-bedroom home offers over 3,400 sq ft of developed living space designed with families in mind. With 4 spacious bedrooms upstairs, a walk-up basement with separate entrance, and an oversized garage with workshop potential, this home truly has it all!

Step inside to find gleaming hardwood floors, 9'™ knockdown ceilings, and a bright, open layout. The main floor features a formal dining room with tray ceiling, a cozy living room with gas fireplace, and a chef's™ kitchen with granite countertops, tiered island, stainless steel appliances (including a new GE steam-clean gas range), and classic cabinetry. Enjoy your morning coffee in the sunny breakfast nook overlooking the backyard with deck, patio, garden, and gas BBQ line.

Need a home office? There's one here too!™ plus a convenient powder room on the main floor.

Upstairs, you'll find a vaulted bonus room, laundry with LG washer/dryer (2022), and 4 large bedrooms including a serene primary retreat with a 5-piece ensuite featuring a soaker tub, dual vanity with granite, and walk-in closet.

The developed basement boasts laminate



flooring, a tasteful 3-piece bath, 2 bedrooms, and a separate entrance—perfect for creating a legal suite (just add a kitchen!). The covered entrance adds privacy and functionality.

Recent upgrades include:

New roof, siding, gutters & flashing (March 2025)

Permanent outdoor lighting (2025, 5-yr warranty)

Solar panels (2022)

Tesla EV charging station (2023)

Two Lennox A/C units (2022), humidifiers, & smart thermostats

Reverse osmosis water system, Wi-Fi water softener & shutoff, garburator, and more

New light-toned paint, duct cleaning (2025)

Upgraded lighting, zebra blinds with remote, and sensor hallway lights

Enjoy the beautifully landscaped yard, freshly stained deck & fence, and proximity to schools, playgrounds, and amenities, plus quick access to Symons Valley Parkway.

This is more than a home—it’s a lifestyle upgrade. Don’t miss your opportunity to own this move-in-ready gem!

Built in 2007

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2235677  |
| Price    | \$850,000 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,515       |
| Acres          | 0.11        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 444 Evanston View Nw |
| Subdivision | Evanston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 1G1              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 4                                |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Smart Home |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Garburator, Gas Stove                               |
| Heating           | Forced Air                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                                                                            |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line, Garden                          |
| Lot Description   | Back Yard, Landscaped                         |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, ICFs (Insulated Concrete Forms) |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 5               |
| Zoning         | R-G             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.