

# \$765,000 - 199 Evansglen Circle Nw, Calgary

MLS® #A2257099

**\$765,000**

3 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.11 Acres

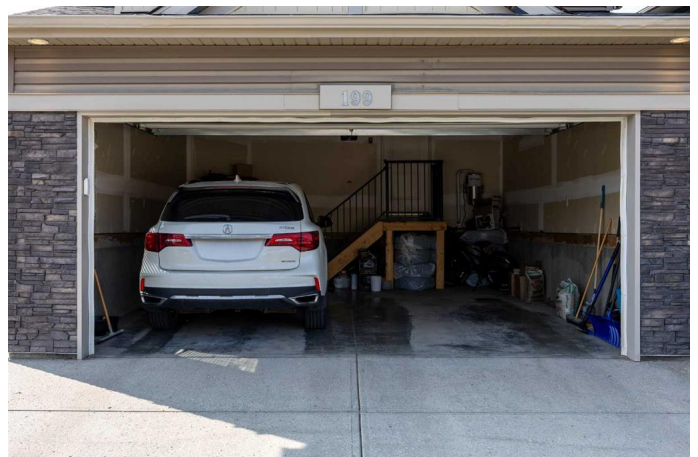
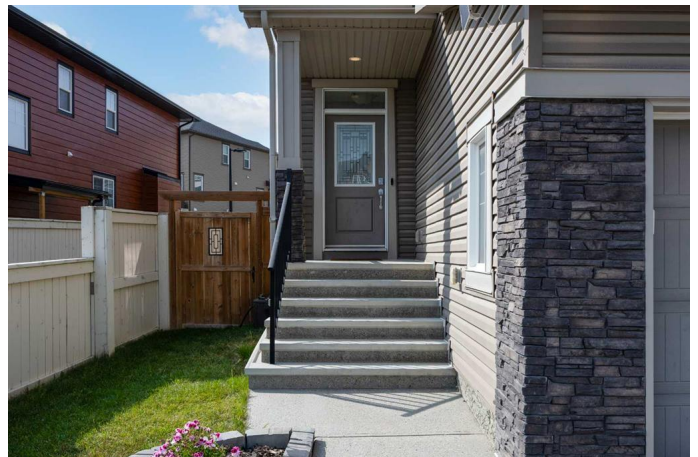
Evanston, Calgary, Alberta

Step into this beautifully maintained 3-bedroom, 2.5-bathroom home in Evanston, offering bright open-concept living and modern finishes throughout. The kitchen shines with upgraded KitchenAid stainless steel appliances, sleek quartz countertops, a walk-in pantry with mudroom access, and ample cabinetry—perfect for both everyday living and entertaining.

The main floor includes a dedicated home office and a living room that features a stunning floor-to-ceiling tile gas fireplace, creating a warm and inviting focal point for gatherings. Upstairs, a vaulted-ceiling bonus room provides versatile space that can be used for movie nights, a playroom, or a cozy retreat. The primary suite includes a walk-in closet and private ensuite with a double vanity, with two additional bedrooms, a spacious bathroom with double vanity, a large linen closet, and convenient upper-floor laundry complete the upper level.

This home comes loaded with upgrades for comfort and peace of mind, including central A/C, radon mitigation system, water softener, central vacuum, and Class 4 hail-resistant shingles (2025). Exterior updates include new siding (2025).

Situated on a large lot with a sunny west-facing backyard, this property offers plenty of outdoor space for relaxing and entertaining. Added convenience includes a



double attached garage.

Located in a family-friendly community, youâ€™ll be within walking distance to St. Josephine Bakhita School and the soon-to-be-completed Evanston Heights CBE middle school. Parks, shopping, and amenities are also nearbyâ€”making this home the perfect blend of comfort, style, and location.

Built in 2018

**Essential Information**

MLS® #	A2257099
Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	199 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Quartz Counters, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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