

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

MLS® #A2257099

\$765,000

3 Bedroom, 3.00 Bathroom, 2,355 sqft

Residential on 0.11 Acres

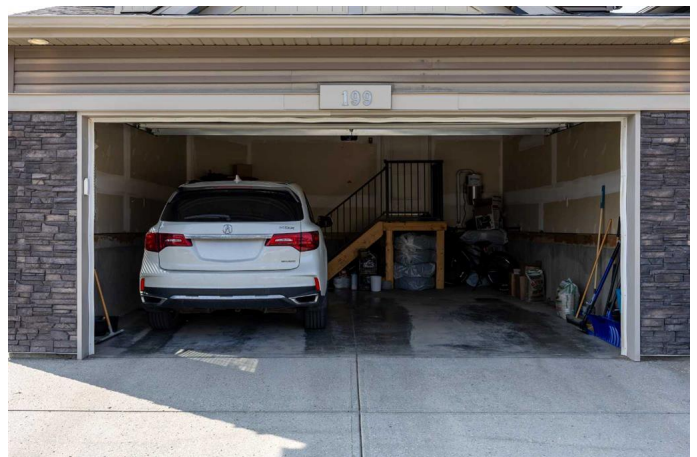
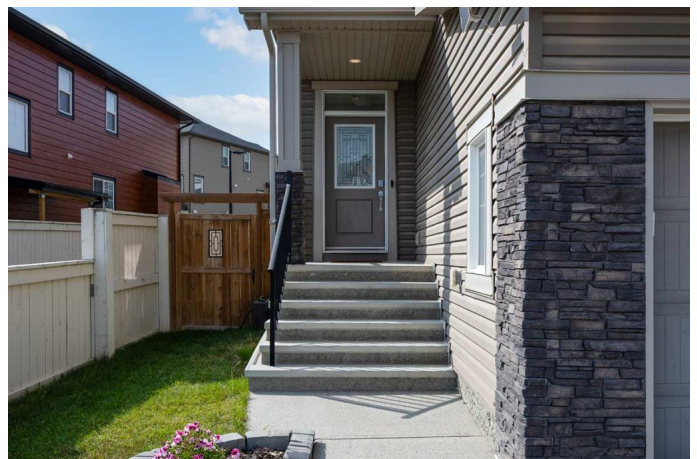
Evanston, Calgary, Alberta

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	2,355
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, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven
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
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

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.