

\$740,000 - 35 Evansglen Park Nw, Calgary

MLS® #A2245986

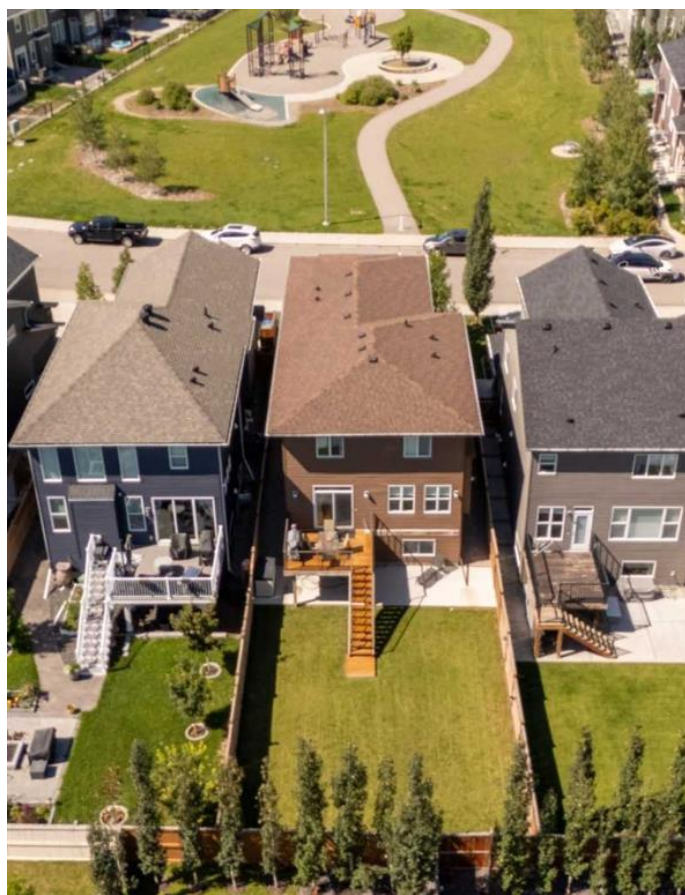
\$740,000

3 Bedroom, 3.00 Bathroom, 2,260 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

NEW PRICE from Today... Tall ceilings, in front of the play-ground. Welcome to 35 Evansglen Park NW, a beautifully maintained and thoughtfully designed home in the heart of Evanston—one of Calgary's most sought-after family-friendly communities. Perfectly positioned on a quiet street, directly across from a charming green space with a playground, this residence blends modern elegance, warmth, and functionality in every detail. From the moment you step inside, the vaulted ceiling in the foyer makes a grand statement, setting the tone for the light-filled, open-concept layout that follows. The main floor flows effortlessly, featuring a spacious living room anchored by a cozy gas fireplace—ideal for family movie nights or curling up with a book on winter evenings. Gleaming hardwood floors lead to a dedicated dining area with plenty of room for gatherings, while the adjacent gourmet kitchen invites both everyday cooking and memorable entertaining. Here, you'll find quartz countertops, white cabinetry, stainless steel appliances, a subway tile backsplash, and a large island with seating for three. Just off the kitchen, a private office or den provides the perfect space for working from home or managing the day's tasks, while the smartly placed mudroom and discreet powder room add comfort and convenience to daily living. Upstairs, the primary suite offers a peaceful retreat at the end of the day with a spa-inspired 4-piece ensuite and a generous walk-in closet. Two



additional bedrooms share a full bathroom, and a bright central bonus room offers flexible space—perfect as a children’s play area, a teen hangout, or a cozy family lounge. The upper-level laundry makes chores effortless. Downstairs, the partially developed basement with soaring 9-ft ceilings presents endless possibilities—currently set up as a family gym, with a rough-in for a bathroom ready for your future vision.

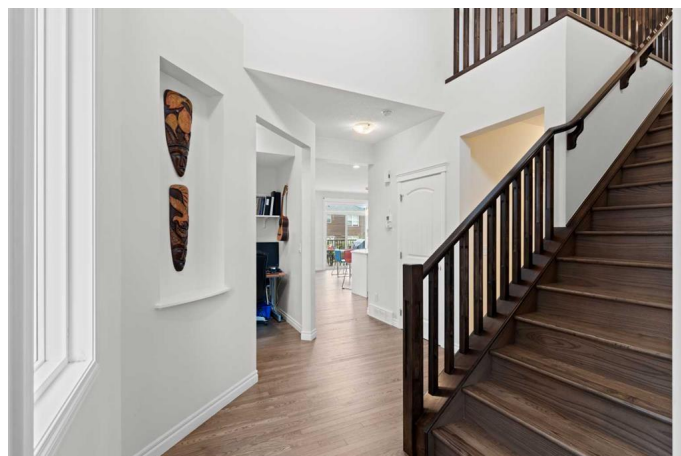
Outdoors, the beautifully landscaped backyard invites you to slow down and savour the seasons. The large terrace sets the scene for sunny afternoon BBQs and evening get-togethers under the stars. The double attached garage ensures your vehicles and gear are neatly stored, ready for adventure. Living here means embracing the true spirit of Evanston—morning strolls to top-rated schools, weekend playdates at nearby parks, easy runs to local coffee shops, and quick access to Stoney Trail and major roadways for smooth commutes. In just minutes, you can be shopping at Symons Valley, skating at the community rinks, or heading to the airport for a getaway. This is more than a house—it’s a lifestyle. A place where neighbours become friends, children can safely walk to school, and every space in your home feels designed for both connection and quiet moments. Move-in ready and lovingly cared for, 35 Evansglen Park NW offers not just a beautiful home, but a beautiful way of life. Watch ***3D Video Walk-through.

Built in 2017

Essential Information

MLS® #	A2245986
Price	\$740,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	35 Evansglen Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Blower Fan
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	28
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
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