

# \$850,000 - 13 Evansview Court Nw, Calgary

MLS® #A2226602

**\$850,000**

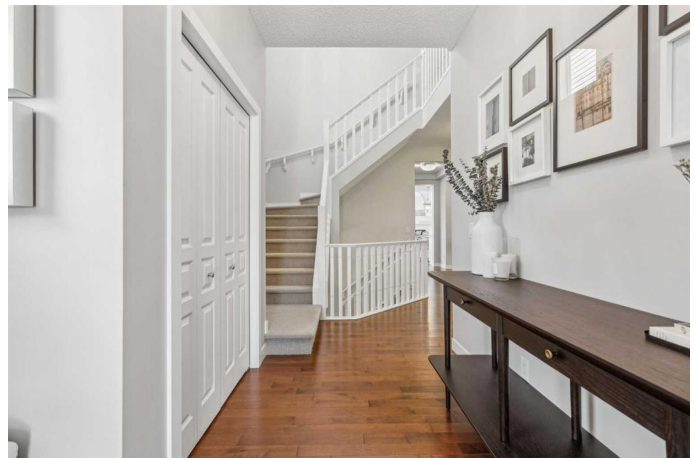
3 Bedroom, 3.00 Bathroom, 2,546 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to 13 Evansview Court NW – an impeccably maintained, showhome quality property located on a quiet street in one of Evanston’s most desirable pockets. With over 2,545 sq ft above grade, this stucco-clad Cardel home offers timeless finishes, exceptional craftsmanship, and a functional floor plan ideal for modern family living. Step into an inviting foyer, where rich, real hardwood floors flow throughout the main level. To your right, a spacious formal dining room provides the perfect space for entertaining, while a dedicated home office with French doors sits opposite, offering privacy and natural light. The heart of the home is the beautifully upgraded kitchen, featuring ceiling-height cabinetry with glass accents, quartz countertops, a gas range with full-height subway tile backsplash, and a premium stainless steel appliance package—including a brand-new dishwasher (2025). A butler’s pantry with beverage fridge adds style and function, while the bright breakfast nook opens to an oversized deck—ideal for summer evenings and weekend BBQs. The adjacent living room impresses with soaring 12-foot ceilings and a grand gas fireplace with custom mantle, creating a cozy yet elevated gathering space.

Conveniently located on the main floor are a powder room and the laundry/mudroom with garage access. Upstairs, you’ll find a spacious bonus room, three well-sized bedrooms, and two full bathrooms. The



primary retreat offers a generous walk-in closet with built-in shelving and a luxurious 5-piece ensuite featuring double vanities, quartz counters, a soaker tub, and a dual walk-in shower. Two additional bedrooms share a full 4-piece bath, thoughtfully designed with family living in mind.

The basement is unfinished but features a finished staircase and rough-in plumbing, offering endless potential for future development. This no-pet, no-smoking home has been lovingly cared for and includes an attached double garage and a brand-new roof scheduled for June 2025. Situated in a quiet pocket of Evanston near schools, walking paths, and amenities, this home blends upscale finishes with everyday functionality. A rare opportunity to own a turnkey property in a prime location—this one truly stands out.

Built in 2014

Essential Information

MLS® #	A2226602
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,546
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Evansview Court Nw
Subdivision	Evanston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	13
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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