

\$899,000 - 444 Evanston View Nw, Calgary

MLS® #A2213317

\$899,000

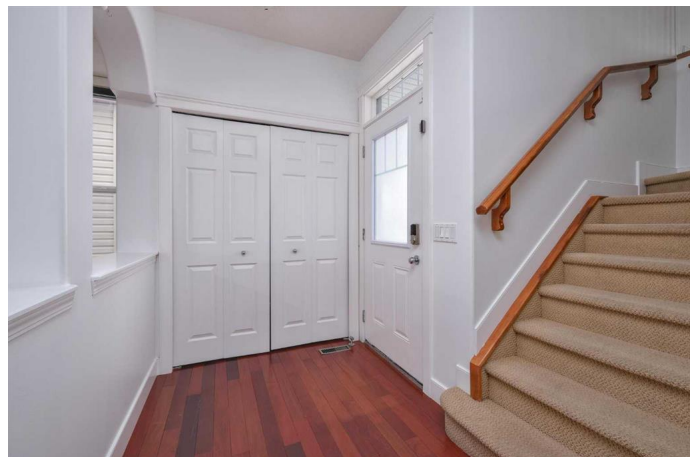
6 Bedroom, 4.00 Bathroom, 2,515 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Save on utility bills with energy efficient solar panels already installed. Welcome to this meticulously maintained 6-bedroom, 3.5-bathroom residence, offering 3,472 sq ft of thoughtfully designed living space. Perfectly blending functionality and luxury, this home has been crafted with modern family living and entertaining in mind. With numerous recent upgrades and premium features throughout, this is more than just a house—it's a lifestyle. 6 Spacious Bedrooms. Four generously sized bedrooms upstairs and two legal bedrooms in the fully developed basement ensure comfort and flexibility for family and guests. Main Floor Office - A dedicated office space that can easily be converted into a 7th bedroom to suit your needs.

Oversized Garage- Perfect for a workshop, extra storage, or multiple vehicles. Tesla EV Charger & Solar Panels - Enjoy energy efficiency and eco-conscious living with your own EV charger and solar power system. Brand New Roof & Siding (Installed March 2025) Boosts curb appeal and structural integrity—ready for years of worry-free living. Fully Developed Basement (Completed 2024) Includes two legal bedrooms, a full 3-piece bathroom, and rough-ins for a second kitchen—ideal for a legal suite setup. Gourmet Kitchen - Granite countertops, tiered island, stainless steel appliances, and timeless cabinetry—perfect for cooking and hosting. Formal Dining Room -



Elegant tray ceiling and ample space for entertaining during holidays or special occasions.

Open Concept Main Floor- A seamless blend of living, dining, and kitchen areas thatâ€™s perfect for entertaining and everyday life. Cozy

Living Room -Relax by the gas fireplace with a stylish mantleâ€”ideal for family movie nights or quiet evenings. Upstairs Bonus Room -

Vaulted ceilings make this flexible space perfect for a media room, play area, or lounge.

Luxurious Master Suite - Retreat to your spacious sanctuary featuring a 5-piece ensuite with dual vanities, a relaxing soaker tub, and a spacious walk-in closet equipped with a safety lockâ€”perfect for securely storing your

valuables or important documents. Convenient

Upstairs Laundry - Strategically placed for ease and efficiency. Elegant Finishes - 9â€™ ceilings and hardwood floors on the main level with fresh, light-toned paint throughout.

West-Facing Backyard - Soak in the sun on your spacious deck with BBQ gas line, metal railings, patio space, and garden areaâ€”perfect for summer barbecues.

Located in the highly desirable community of Evanston, known for its family-friendly atmosphere and abundance of amenities.

Quick access to Symons Valley Parkway, making commutes easy and convenient.

Close to schools, parks, and playgrounds, ideal for growing families.

This home is turn-key, beautifully updated, and ready to welcome its next owners. Schedule your private viewing today and experience everything this incredible property has to offer!

Built in 2007

Essential Information

MLS® #

A2213317

| | |
|----------------|-------------|
| Price | \$899,000 |
| Bedrooms | 6 |
| 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 | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Separate Entrance |
| Appliances | Dishwasher, Garage Control(s), Garburator, Oven, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range |
| 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 | April 19th, 2025 |
| Days on Market | 52 |
| Zoning | R-G |

Listing Details

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

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