

\$887,800 - 91 Evanspark Circle Nw, Calgary

MLS® #A2236373

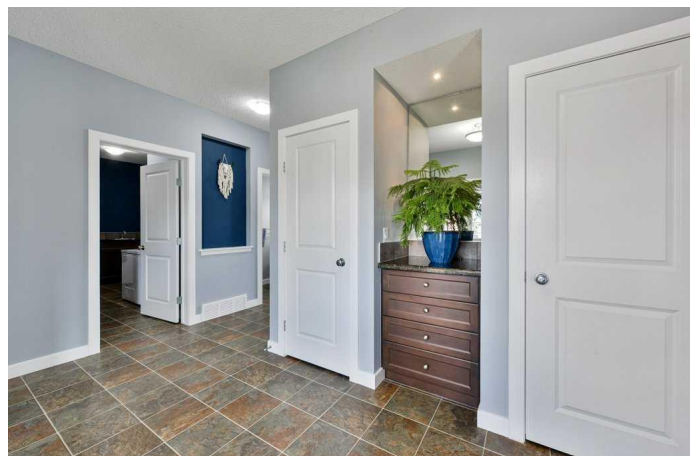
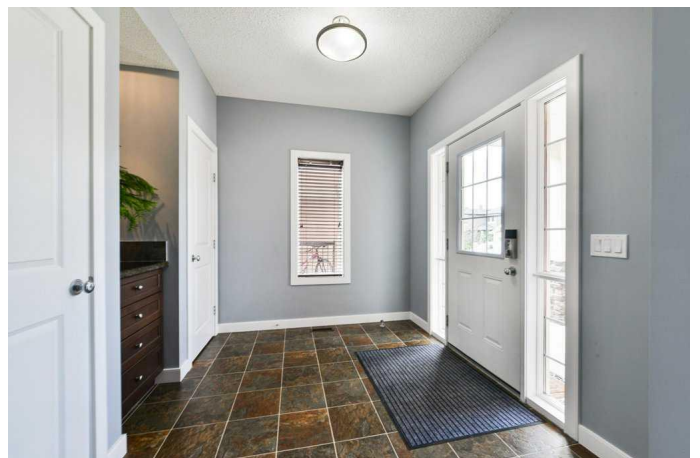
\$887,800

4 Bedroom, 4.00 Bathroom, 2,675 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

This well-designed family home offers 2,674 square feet above grade, a fully developed walk-out basement with an illegal suite, and a double front-attached garage. Step inside to a spacious front foyer with dual closets, creating a welcoming first impression. Off the garage, you'll find a convenient main floor laundry area that connects to a walkthrough pantry, providing direct access to the kitchen. The kitchen is well appointed with stainless steel appliances, granite countertops, and plenty of workspace. Adjacent is a generous dining nook with direct access to a sunny 385 square foot deck—perfect for outdoor meals and entertaining. The main floor also offers a large living room with a cozy gas fireplace. Upstairs, discover three generously sized bedrooms including a spacious primary suite with a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. Both additional bedrooms include walk-in closets and are serviced by a 4-piece bathroom. A vaulted bonus room and built-in office area complete the upper level, providing flexible space for family living or work-from-home needs. The fully developed walk-out basement has a separate entrance and includes a bright kitchen overlooking the south-facing backyard, a comfortable family room, 4-piece bath, large bedroom with walk-in closet, and its own laundry—an excellent setup for extended family or rental potential. Exterior updates include Class 4 impact-resistant shingles, updated siding in select areas, and a new



garage door on the way (see supplements).
The lower-level covered patio features a hot tub and built-in speakers, creating an inviting outdoor retreat. Ideally located close to schools, parks, and shopping—this is an excellent opportunity to own a spacious, functional home in a great location.

Built in 2007

Essential Information

MLS® #	A2236373
Price	\$887,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,675
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	10
Zoning	R-G

Listing Details

Listing Office	RE/MAX Realty Professionals
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