

# \$750,000 - 199 Evansglen Circle Nw, Calgary

MLS® #A2257099

**\$750,000**

3 Bedroom, 3.00 Bathroom, 2,355 sqft

Residential on 0.11 Acres

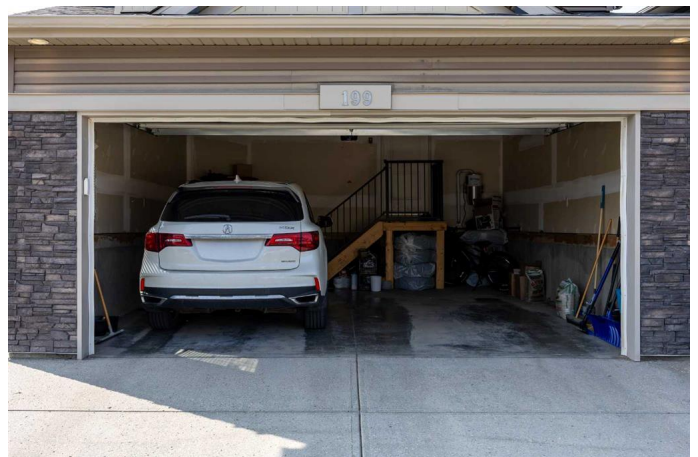
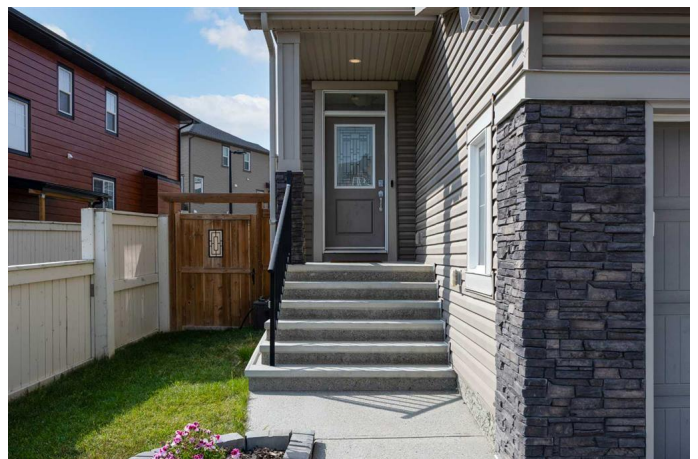
Evanston, Calgary, Alberta

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          | \$750,000   |
| 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 | Kitchen Island, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Central Vacuum                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove, 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 | 26                   |
| Zoning         | R-G                  |

## Listing Details

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

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