

# \$700,000 - 431 Evansglen Drive Nw, Calgary

MLS® #A2248118

**\$700,000**

3 Bedroom, 4.00 Bathroom, 1,948 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

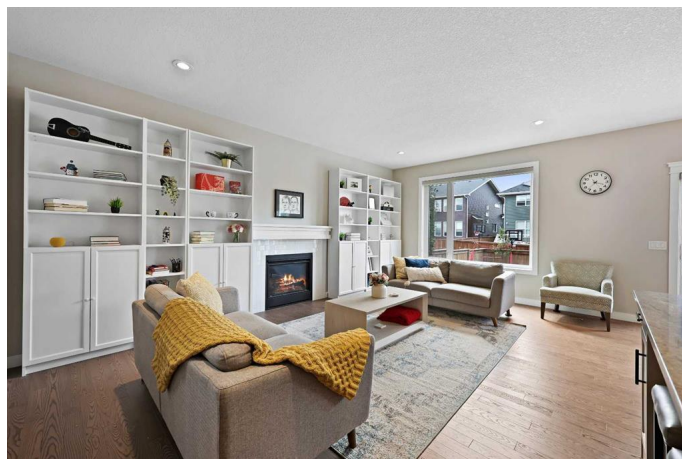
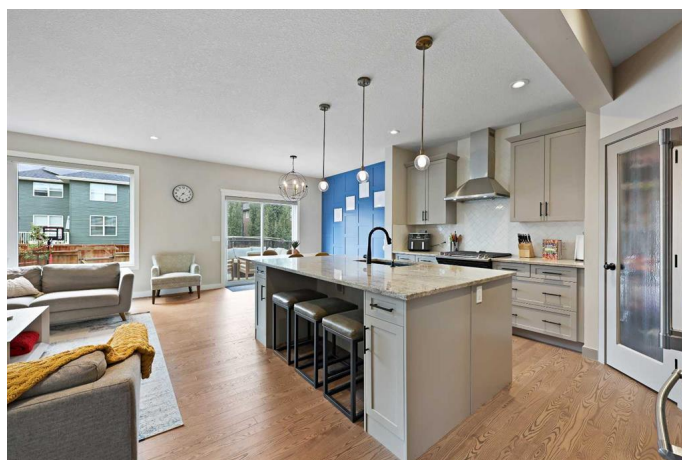
Mornings here just hit different. The kids grab their backpacks and walk to their elementary school a few blocks away, no traffic jams, no frantic drop-offs, just a quick stroll through a neighbourhood that actually feels like a neighbourhood.

With that extra time, you can swing by Good Earth for a coffee and then head to the brand-new GoodLife, five minutes away, to finally use that gym membership youâ€™ve been paying for.

Weekends? Easy. Stoney Trail is literally a minute away, so you can get all your errands done and still have plenty of time for family and fun. Skating at the nearby rinks, hitting the playgrounds, or exploring the walking paths and green spaces woven throughout the community.

Inside, the open-concept main floor keeps life moving smoothly. Youâ€™re at the kitchen island catching up on the day while dinnerâ€™s on, and the gas fireplace in the living room is turning up the cozy. But donâ€™t worry, if you get too hot, you can turn on the AC and cool things down.

Upstairs, your primary suite is the grown-up hideaway you deserve, walk-in closet, private ensuite. The kids get two more good-sized bedrooms and, thankfully, their own bathroom (because letâ€™s be honestâ€¦ you donâ€™t want to share). Add in a flex room for homework or Netflix marathons, and laundry right where it should be, upstairs, near the bedrooms.



The fully finished basement is a bonus level of living, a huge family/games room, a full bathroom, and a spare room thatâ€™s perfect for guests or your home office.

Out back, a large yard gives the kids and dog room to roam, and the deck is ready for summer BBQ nights. Out front, the double attached garage means no more scraping windshields in winter or battling for parking.

And with Evanstonâ€™s schools, parks, trails, and all the amenities you need just minutes away, youâ€™ll quickly find that leaving your little bubble is optional, but you might not want to.

\*\* New roof, new siding, new eaves/soffit

Built in 2017

### Essential Information

MLS® #	A2248118
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,948
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	431 Evansglen Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 0P6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
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