

# \$899,999 - 99 Evansglen Circle Nw, Calgary

MLS® #A2241523

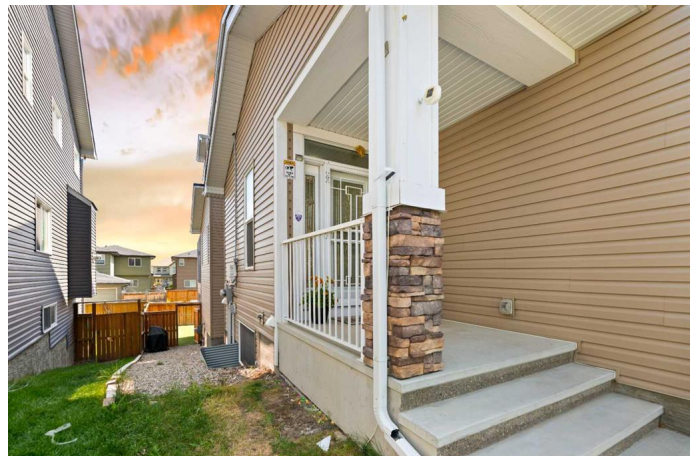
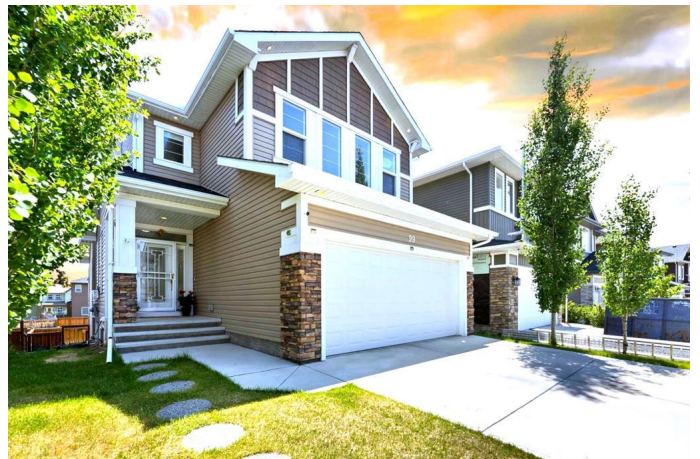
**\$899,999**

3 Bedroom, 4.00 Bathroom, 2,386 sqft  
Residential on 0.10 Acres

Evanston, Calgary, Alberta

Discover a home that blends thoughtful design, upscale finishes, and modern functionality across nearly 3,800 sq. ft. of beautifully developed living space. Perfectly positioned in one of NW Calgary's most desirable and family-friendly communities, this 3-bedroom, 3.5-bath gem is more than a house—it's a lifestyle upgrade. From the moment you enter, you're welcomed by 9-foot ceilings, contemporary finishes, and a sense of openness that flows throughout. The main floor features a bright and airy layout with quartz countertops, stainless steel appliances, under-cabinet lighting, upgraded cabinetry, and built-in glass shelving—offering both style and convenience. A sun-filled solarium on the main level adds a unique indoor-outdoor feel, ideal for morning coffee or peaceful reading time. The fully finished walkout basement is the ultimate retreat and entertainer's dream. Enjoy movie nights in the professionally designed home theatre with surround sound, or host unforgettable gatherings at the custom bar. A second solarium floods the lower level with natural light and opens to an artificial turf backyard—low maintenance and perfect for year-round use.

This home is not only beautiful but smart and sustainable. With solar panels installed, you'll benefit from energy efficiency and lower utility costs, while a full security camera system provides added peace of mind. Freshly painted throughout and with brand-new carpet



recently installed, the home offers a truly move-in-ready experience.

Located just steps from parks, scenic walking paths, and top-rated schools, and only minutes from shopping, medical centres, coffee shops, and public transportation. With quick access to Stoney Trail and Symons Valley Road, commuting to downtown or the airport is effortless.

Whether you're raising a family, working from home, or simply seeking a more refined way of living this home checks every box.

Buyers and their representatives are kindly encouraged to check any information important to them.

Built in 2016

### Essential Information

MLS® #	A2241523
Price	\$899,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	99 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W8

## Amenities

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

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Built-In Electric Range, Built-In Oven, Humidifier, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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