

# \$799,900 - 444 Evanston View Nw, Calgary

MLS® #A2246360

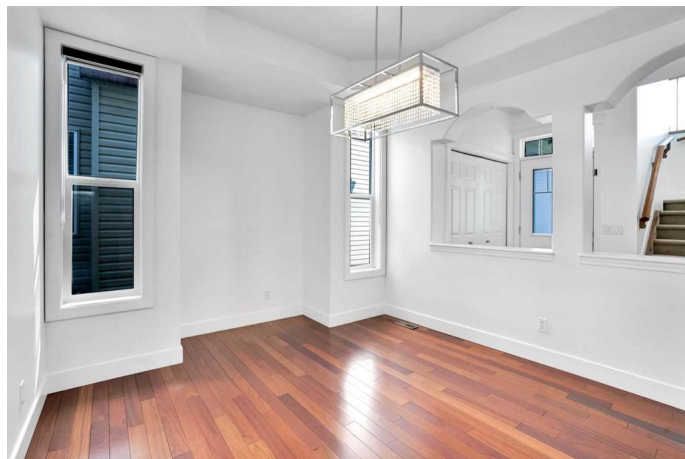
**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,534 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Experience luxury, comfort, and functionality in this stunning centrally air-conditioned 6-bedroom home, ideally located in the sought-after community of Evanston. Boasting nearly 3,500 sq. ft. of beautifully developed living space, this move-in-ready residence features four spacious bedrooms upstairs, two legal bedrooms in the fully finished basement, and a generous main floor office. Highlights include elegant hardwood flooring, 9' knockdown ceilings, and a chef's kitchen with granite countertops, stainless steel appliances, classic cabinetry, and a tiered island, all seamlessly connected to a cozy living room with gas fireplace and a formal dining room with tray ceiling. The upper-level vaulted bonus room adds flexible living space, while the luxurious master retreat showcases a spa-like 5-piece ensuite with soaker tub, dual vanities, granite counters, and a huge walk-in closet. The basement offers additional comfort with a full bath, rec room, rough-ins for a second kitchen, and quality laminate flooring—ideal for a future legal suite. Extensive upgrades include a new roof, siding, gutters, and flashing (2025), solar panels (2022), Tesla EV charger, dual Lennox A/C units, permanent outdoor lighting, and enhanced lighting and blinds throughout. An oversized garage offers space for a workshop or additional storage, and the west-facing backyard is perfect for entertaining with a freshly stained deck, metal railings, gas BBQ hookup, patio, and garden. Conveniently



located near top schools, parks, and major routes, this exceptional home delivers on lifestyle, location, and lasting valueâ€”schedule your private showing today.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246360    |
| Price          | \$799,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,534       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| 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 |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, High |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Tray Ceiling(s)                                        |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air, Fireplace(s)                                                                                                                                  |
| Cooling         | Central Air, Full                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                                         |
| Fireplaces      | Gas                                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                                       |
| Basement        | Exterior Entry, Finished, Full, Walk-Up To Grade                                                                                                          |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, See Remarks |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Brick, Vinyl Siding                                                                           |
| Foundation        | Poured Concrete, See Remarks                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 25               |
| Zoning         | R-G              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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