

# \$839,000 - 13 Evansview Court Nw, Calgary

MLS® #A2234325

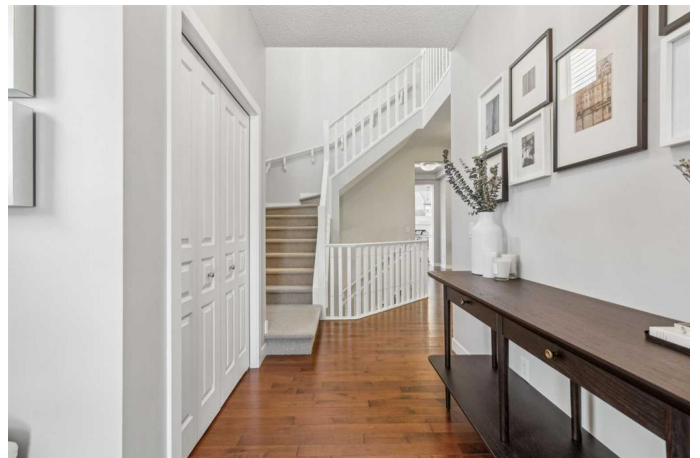
**\$839,000**

3 Bedroom, 3.00 Bathroom, 2,546 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

\*OPEN HOUSE, SUNDAY JUNE 29th FROM 1-3 PM\* Welcome to 13 Evansview Court NW â€” an impeccably maintained, showhome quality property located on a quiet street in one of Evanstonâ€™s most desirable pockets. With over 2,545 sq ft above grade, this stucco-clad Cardel home offers timeless finishes, exceptional craftsmanship, and a functional floor plan ideal for modern family living. Step into an inviting foyer, where rich, real hardwood floors flow throughout the main level. To your right, a spacious formal dining room provides the perfect space for entertaining, while a dedicated home office with French doors sits opposite, offering privacy and natural light. The heart of the home is the beautifully upgraded kitchen, featuring ceiling-height cabinetry with glass accents, quartz countertops, a gas range with full-height subway tile backsplash, and a premium stainless steel appliance packageâ€”including a brand-new dishwasher (2025). A butlerâ€™s pantry with beverage fridge adds style and function, while the bright breakfast nook opens to an oversized deckâ€”ideal for summer evenings and weekend BBQs. The adjacent living room impresses with soaring 12-foot ceilings and a grand gas fireplace with custom mantle, creating a cozy yet elevated gathering space. Conveniently located on the main floor are a powder room and the laundry/mudroom with garage access. Upstairs, youâ€™ll find a spacious bonus room, three well-sized bedrooms, and two full



bathrooms. The primary retreat offers a generous walk-in closet with built-in shelving and a luxurious 5-piece ensuite featuring double vanities, quartz counters, a soaker tub, and a dual walk-in shower. Two additional bedrooms share a full 4-piece bath, thoughtfully designed with family living in mind. The basement is unfinished but features a finished staircase and rough-in plumbing, offering endless potential for future development. This no-pet, no-smoking home has been lovingly cared for and features an attached double garage, front yard irrigation, along with a brand-new roof (scheduled for installation in June to mid-July 2025) that comes with a 50-year transferable warranty. Situated in a quiet pocket of Evanston near schools, walking paths, and amenities, this home blends upscale finishes with everyday functionality. A rare opportunity to own a turnkey property in a prime location—this one truly stands out.

Built in 2014

Essential Information

MLS® #	A2234325
Price	\$839,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,546
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Evansview Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0J4

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	3
Zoning	R-G

### **Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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