

\$725,000 - 97 Evansbrooke Way Nw, Calgary

MLS® #A2265108

\$725,000

4 Bedroom, 3.00 Bathroom, 2,082 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

This well-maintained two-storey home offers over 2,080 sq.ft. above grade with a fully developed walk-out basement, set on a quiet street in the Creekside area of Evanston. The main floor features a practical layout with a front office, refinished hardwood floors that continue up the staircase and throughout the upper level, and the removal of popcorn ceilings in favour of a modern textured finish. The kitchen offers quartz counters, new tile backsplash, stainless steel appliances and a walk-through pantry connecting to the laundry and garage entry, while the living room centers around an upgraded gas fireplace and the dining area opens to an oversized Duradek-covered deck with a gas line and BBQ included. Upstairs are four bedrooms, including a spacious primary with a walk-in closet and updated ensuite with dual sinks, soaker tub and separate shower, while the fourth bedroom is currently used as a bonus room and easily accommodates large furniture. The walk-out basement provides a comfortable media and entertainment space with built-in TV, speakers, gas fireplace and wet bar, leading to a covered patio with privacy shades and a landscaped yard with grass and trees. Recent updates include a new roof (2024) and hot water tank (2022). Located steps from Kenneth D. Taylor School, parks, pathways and nearby shopping at Creekside and Evanston Towne Centre, with quick access to Stoney Trail, Shaganappi and major routes, this home combines space, function



and family convenience.

Built in 2003

Essential Information

MLS® #	A2265108
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,082
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	97 Evansbrooke Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Quartz Counters, Separate Entrance, Storage, Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	31
Zoning	R-G

Listing Details

Listing Office	RE/MAX iRealty Innovations
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