

\$880,000 - 95 Evansdale Common Nw, Calgary

MLS® #A2258211

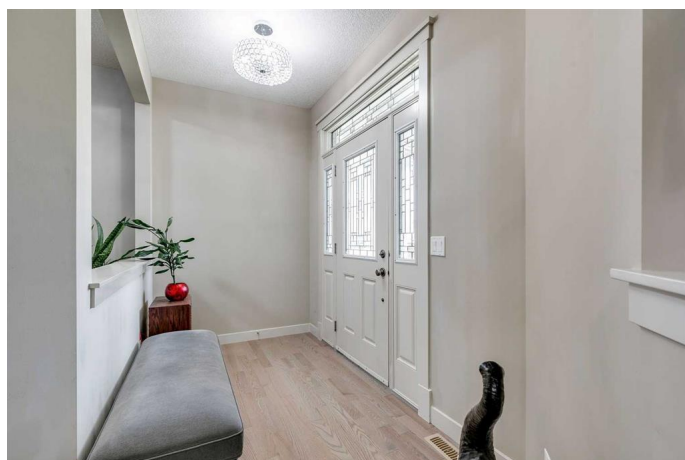
\$880,000

6 Bedroom, 4.00 Bathroom, 2,742 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully designed 6 bed, 4 bath family home in Evanston, thoughtfully finished from top to bottom and ideally located close to every amenity. The main floor features rich hardwood flooring and a welcoming layout with a formal dining room, elegant built-in details, and plenty of natural charm. The chef-inspired kitchen is equipped with stainless steel appliances, stone countertops, a hallway pantry, and an oversized island with an eat-up bar—perfect for everyday meals and entertaining alike. A spacious living room offers large northwest-facing windows and a cozy three-sided fireplace, while the dining area flows seamlessly onto a large deck, extending your living space outdoors. Completing the main level are a convenient laundry room and powder room. Upstairs, a bright bonus room provides additional living space alongside three bedrooms and a stylish 5-piece bath. The primary retreat is a true getaway, complete with its own spa-inspired 5-piece ensuite. The fully finished basement expands your living options with two additional bedrooms, a 3-piece bath, laminate flooring, and a well-planned kitchenette. Built-in features, a utility room, and extra storage make this level both practical and versatile. Outdoors, the northwest-facing backyard is designed for relaxation and entertaining with a large wood deck, low-maintenance gravel and stone patio, and mature trees offering shade and privacy—plus no houses behind. At the front, you’ll find a double attached garage



and a generous driveway for ample parking. This home is perfectly situated within walking distance to Freshco, local shops, schools, soccer fields, green spaces, pathways, and an off-leash dog park. With quick access to Stoney Trail, 14 St NW, and Deerfoot Trail, commuting is a breeze. A rare blend of comfort, convenience, and thoughtful design—this home truly has it all.

Built in 2010

Essential Information

MLS® #	A2258211
Price	\$880,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,742
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Evansdale Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.