

# \$715,000 - 313 Evansglen Drive Nw, Calgary

MLS® #A2261157

**\$715,000**

3 Bedroom, 3.00 Bathroom, 1,917 sqft  
Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully maintained Echo model by Sterling Homes—an inviting 2-storey residence offering 3 bedrooms, 2.5 baths, and nearly over 2,000 sq. ft. of thoughtfully designed living space.

From the moment you step inside, the open-concept main floor sets the tone with its seamless blend of style and functionality. The kitchen showcases timeless white cabinetry, quartz countertops, a walk-in pantry, and recessed lighting that brightens every corner. Gather in the cozy living room anchored by a gas fireplace, or extend your entertaining outdoors with a pressure-treated deck just off the dining area.

Upstairs, you’ll find a bright bonus room with vaulted ceilings, perfect for family movie nights or a quiet retreat. The primary suite offers a spa-inspired ensuite with a quartz vanity, tiled shower, and deep soaker tub. Two additional bedrooms, a 5-piece bathroom, and a convenient laundry room complete the upper level.

Additional features include a double attached garage, brand-new siding, shingles, and eaves (all updated this year), plus plenty of storage throughout the home

Set in the heart of Evanston, this home is only minutes from schools, shopping, parks, and major roadways—offering the perfect balance



of community living and urban convenience.  
Book your showing today!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261157    |
| Price          | \$715,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,917       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 313 Evansglen Drive Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P0X7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                       |
| Heating           | Forced Air, Natural Gas                                                                                                          |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                        |
| Lot Description   | Back Lane, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 22                |
| Zoning         | R-1               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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