

# \$887,800 - 91 Evanspark Circle Nw, Calgary

MLS® #A2236373

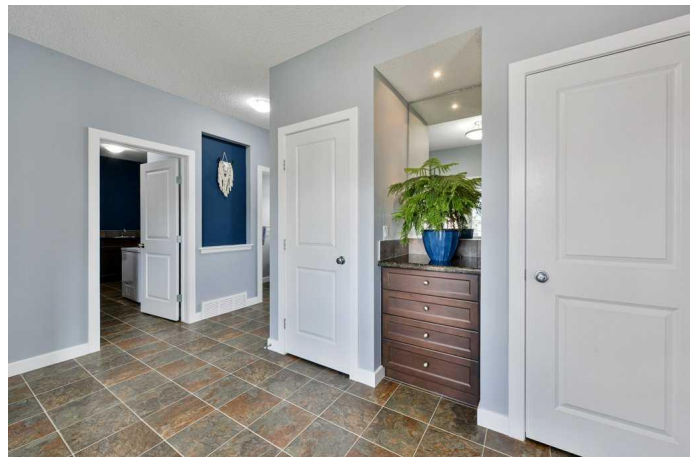
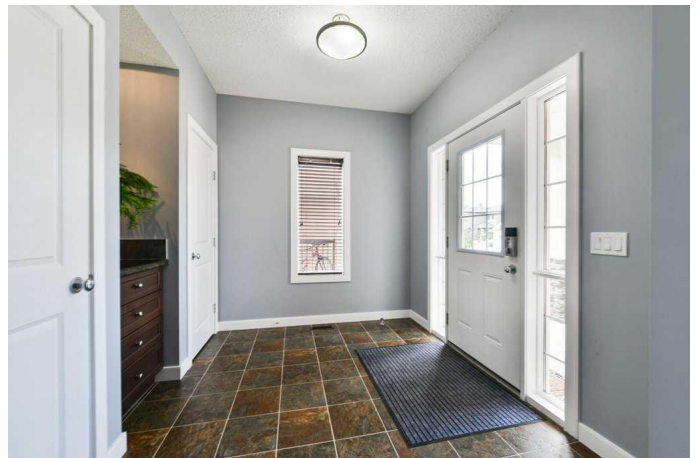
**\$887,800**

4 Bedroom, 4.00 Bathroom, 2,675 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

This well-designed family home offers 2,674 square feet above grade, a fully developed walk-out basement with an illegal suite, and a double front-attached garage. Step inside to a spacious front foyer with dual closets, creating a welcoming first impression. Off the garage, you'll find a convenient main floor laundry area that connects to a walkthrough pantry, providing direct access to the kitchen. The kitchen is well appointed with stainless steel appliances, granite countertops, and plenty of workspace. Adjacent is a generous dining nook with direct access to a sunny 385 square foot deck—perfect for outdoor meals and entertaining. The main floor also offers a large living room with a cozy gas fireplace. Upstairs, discover three generously sized bedrooms including a spacious primary suite with a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. Both additional bedrooms include walk-in closets and are serviced by a 4-piece bathroom. A vaulted bonus room and built-in office area complete the upper level, providing flexible space for family living or work-from-home needs. The fully developed walk-out basement has a separate entrance and includes a bright kitchen overlooking the south-facing backyard, a comfortable family room, 4-piece bath, large bedroom with walk-in closet, and its own laundry—an excellent setup for extended family or rental potential. Exterior updates include Class 4 impact-resistant shingles, updated siding in select areas, and a new



garage door on the way (see supplements).  
The lower-level covered patio features a hot tub and built-in speakers, creating an inviting outdoor retreat. Ideally located close to schools, parks, and shoppingâ€”this is an excellent opportunity to own a spacious, functional home in a great location.

Built in 2007

### **Essential Information**

MLS® #	A2236373
Price	\$887,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,675
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	91 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	July 8th, 2025
Days on Market	13
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Realty Professionals
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