

\$985,000 - 444 Evanston View Nw, Calgary

MLS® #A2204539

\$985,000

7 Bedroom, 4.00 Bathroom, 2,515 sqft
Residential on 0.11 Acres

Evanston, Calgary, Alberta

Click brochure link for more details. Welcome to your dream sanctuary in the sought-after community of Evanston! This meticulously maintained 7-bedroom, 3.5-bathroom residence spans an impressive 3,432 sq ft and is designed with modern family living and entertaining in mind. With recent upgrades and a host of premium features, this property is not just a house—it's a lifestyle. Key Features: 7 Spacious Bedrooms: Four generously sized bedrooms upstairs provide ample room for family and guests, ensuring comfort for everyone. Massive Over-Sized Garage: An ideal space for a workshop, extra storage, or housing multiple vehicles, giving you the flexibility you need. Tesla EV Home Charger Installed: Enjoy the convenience of electric vehicle charging right at home, promoting an eco-friendly lifestyle. Solar Panels: Harness the power of the sun with eco-friendly energy efficiency and enjoy reduced utility costs. New Roof and Siding (Installed Just 1 Month Ago): Experience peace of mind with recent upgrades that enhance the home's curb appeal and structural integrity. Fully Developed Basement: 2 legal bedrooms & 3-piece bath (legal walkout as of 2024). Gourmet Kitchen: A chef's dream, featuring granite countertops, a tiered island, stainless steel appliances, and classic cabinetry—perfect for culinary adventures and family gatherings. Formal Dining Room: Dine in style under an elegant tray ceiling, providing the perfect backdrop for memorable



meals with loved ones. Open Concept Living Area: This expansive layout is ideal for entertaining, seamlessly blending the living, dining, and kitchen spaces. Cozy Living Room: Curl up beside the gas fireplace with a beautiful mantle, perfect for chilly evenings. Main Floor Office: Designed for productivity, this dedicated workspace is perfect for remote work or study. Upstairs Bonus Room: Features an impressive vaulted ceiling that adds grandeur, making it ideal for a playroom or media space. Luxurious Master Suite: Retreat to your spacious sanctuary featuring a 5-piece en-suite with dual vanity, a soaker tub, and a large walk-in closet—your personal oasis. Convenient Upstairs Laundry Room: Say goodbye to tedious laundry days with this thoughtfully designed space, making chores a breeze. Hardwood Floors & 9' Ceilings on Main Level: Enhancing the sense of space and elegance throughout the main level. Fresh Light-Toned Paint: Bright and inviting, this home is ready for your personal touches. West-Facing Backyard: Bask in the sun on your large deck complete with a BBQ gas line, metal railing, a spacious patio, and garden area—perfect for outdoor gatherings and summer barbecues. Location Highlights: Desirable Evanston Community: Family-friendly, well-established, and rich in amenities, this neighborhood is perfect for all ages. Quick Access to Symons Valley Parkway: Enjoy easy commuting to downtown and surrounding areas, making your daily travels hassle-free. Proximity to Schools & Playgrounds.

Built in 2007

Essential Information

| | |
|----------|-----------|
| MLS® # | A2204539 |
| Price | \$985,000 |
| Bedrooms | 7 |

| | |
|----------------|-------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,515 |
| Acres | 0.11 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 444 Evanston View Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1G1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | BBQ gas line, Garden |
|-------------------|----------------------|

| | |
|-----------------|--|
| Lot Description | Back Lane, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Asphalt, ICFs (Insulated Concrete Forms) |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 13 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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.