

\$849,500 - 99 Evanspark Circle Nw, Calgary

MLS® #A2223644

\$849,500

4 Bedroom, 4.00 Bathroom, 2,211 sqft
Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to 99 Evanspark Circle. Step into your dream home nestled on a quiet street in the heart of sought-after community of Evanston. Just steps away from a park, this stunning fully finished walkout home with ~3171 sqft of finished living space offers the perfect blend of tranquility, modern design, and family-friendly functionality. Enjoy long summer evenings in the beautifully landscaped, south-facing backyard, ideal for BBQs, entertaining, and quality time with loved ones. The upper patio even features a natural gas hook up for convenient grilling all season long. As you enter the home, you're welcomed by a grand foyer with soaring ceilings that immediately sets an impressive tone. In the front of the home, there is a stylish office/flex space with elegant glass doors that offers a quiet spot for remote work, study, or a creative studio. The heart of the home is the gourmet kitchen, showcasing rich dark maple cabinetry, striking stone countertops, a central island perfect for gathering, and stainless steel appliances. A large walk-through pantry ensures you'll never run out of space. The kitchen flows seamlessly into a bright, window-lined dining area that overlooks your private backyard retreat. The inviting family room features a cozy gas fireplace, creating a warm ambiance for relaxing winter nights. A spacious laundry/mudroom with a sink rough-in adds everyday practicality. Upstairs, the primary retreat is a true sanctuary complete with vaulted ceilings, a



luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The walk-in closet is both spacious and functional, offering plenty of room for wardrobe and storage. This level also features a generously sized bonus room, perfect for movie nights, games, or a cozy hangout space. Two additional spacious bedrooms complete the upper floor. The fully finished walkout basement boasts impressive 9-foot ceilings, a 4th bedroom, and a full bathroom—ideal for guests or extended family. There’s also flexible space for a home gym, or playroom, plus a large rec room/family area with natural light streaming through big windows. Recent upgrades include: Hot Water Tank (2022), Newer Refrigerator (2 years old), Insulated Garage & Insulated Blinds, Split A/C Units on both upper and main level, Fresh Paint in some rooms recently done & New Shingles & Garage Door are slated to be replaced. Located in one of Calgary’s most family-friendly communities, Evanston offers the convenience of schools, trendy restaurants, fitness center, and shopping. It has quick access points to major routes for easy commuting. This is more than a home—it’s a lifestyle. Book your viewing today and make 99 Evanspark Circle your forever home!

Built in 2009

Essential Information

MLS® #	A2223644
Price	\$849,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.10

Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 11

Zoning R-G

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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