

# \$768,800 - 68 Evansglen Circle Nw, Calgary

MLS® #A2236118

## \$768,800

4 Bedroom, 3.00 Bathroom, 2,265 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully designed 4-bedroom, 2.5-bath detached home offering over 2,200 sqft of comfortable living space in the highly sought-after community of Evanston! Built in 2017, this two-storey home has been thoughtfully maintained and updated, blending modern style with everyday functionality.

Step inside to a sun-filled open-concept layout featuring 9â€™™ ceilings and engineered hardwood floors throughout the main level. The chef-inspired kitchen is the heart of the homeâ€™™equipped with stainless steel appliances, granite countertops, soft-close cabinetry, a walk-through pantry, and a generous central island with breakfast barâ€™™ideal for family gatherings and entertaining. The adjacent dining area is bright and inviting, with direct access to your back deck and concrete patio, perfect for summer BBQs.

Relax in the cozy living room showcasing a beautiful gas fireplace, or take advantage of the main floor office spaceâ€™™perfect for remote work or study.

Upstairs, enjoy a spacious bonus room with vaulted ceiling, ideal for family movie nights or a play area. The primary suite features a spa-like ensuite with dual sinks, a soaker tub, tiled shower, and a custom walk-in closet with upgraded organizers. Three additional well-sized bedrooms, a 5-piece main bath, and upper-level laundry complete the second floor. The unfinished basement offers great potential



to develop additional living space”a bedroom and a home gym, rec room, or guest suite”tailored to your needs.

Notable upgrades: Thermostat was replaced in March 2023 (comes with a 5-year warranty), and following a hailstorm, the entire roof, rain gutters/eavestroughs, and all exterior siding were replaced in May 2025”providing peace of mind and enhancing curb appeal.

Located just minutes from schools, shopping, parks, transit, and major roadways, this home offers the perfect balance of style, comfort, and convenience”a true gem in Evanston!

Built in 2017

**Essential Information**

MLS® #	A2236118
Price	\$768,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,265
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	68 Evansglen Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0W7

**Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, 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	Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot, Flag Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	24
Zoning	R-G

### Listing Details

Listing Office	Skyrock
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