

\$749,900 - 12 Evanston Rise Nw, Calgary

MLS® #A2268262

\$749,900

6 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to this elegant 4 bedroom house in the much sought after, family friendly community of Evanston. As you Walk into the spacious entrance you immediately come into a formal living room, with office to the left, half bath, mudroom with laundry and coat closet. Proceed further and you are greeted with an open concept family room area over looking the kitchen and dining. Back door leads to a huge deck that flows into the privacy of a fenced yard for those nice BBQ days with the family. Upstairs you will find 3 good size bedrooms with a 4pc bathroom. Take the hallway and you walk into a huge primary bedroom with a 5pc ensuite bathroom. The newly installed hardwood floor all through the upper level and stairs makes upstairs a more appealing sanctuary. Basement is fully finished walk-up with separate entrance. It boasts huge Rec room that flows into a kitchen and eating area; 2 good size bedrooms, full 3pc bathroom with separate laundry. This home is nestled in a beautiful section of Evanston - the aerial view says it all. Close to schools, shopping, playgrounds, park and easy access to transit system. You cannot afford to miss this one. Call now for your private viewing.

Built in 2004

Essential Information

MLS® # A2268262

Price \$749,900



Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,321
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Evanston Rise Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1B4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.
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