

# \$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 closetâ€”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 areaâ€”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 | 16               |
| Zoning         | R-G              |

### **Listing Details**

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

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