

**7 Evansglen Park NW**  
**Calgary, Alberta**

**MLS # A2300679**



**\$887,911**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Garage sink, garage heater, shed, gazebo, and 6 exterior cameras

Open house cancelled-Welcome to 7 Evansglen Park NW, a beautifully maintained corner-lot home located just steps from green space and park in the established, family-friendly community of Evanston. Offering over 3,000 square feet of developed living space, this fully developed property delivers the perfect blend of comfort, functionality, and thoughtful upgrades. Pride of ownership is evident throughout, with the original owners having meticulously cared for and maintained the home. The fenced and landscaped backyard is designed for both relaxation and entertaining, featuring gemstone lighting, a low-maintenance lawn supported by an in-groundsprinkler system, and outdoor hot and cold taps &mdash; creating an ideal setting for family gatherings and summer evenings. Inside, sprawling ceilings and expansive windows fill the main living area with natural light, while powered blinds add comfort and convenience. The kitchen is beautifully appointed with quartz countertops, a gas range, and top-end appliances, making it both functional and stylish for everyday living. With 4 bedrooms, 3.5 bathrooms, and air conditioning, the home offers ample space and year-round comfort for growing families. Recent maintenance includes furnace and vent cleaning, along with professionally cleaned carpets, offering added peace of mind and move-in-ready convenience. The heated double garage is a true standout, featuring an oversized 8-foot door, polyaspartic flooring, dual 220-volt power, 9 plugs, a floor drain, upgraded insulation, an upgraded garage door, and a garage sink &mdash; the ultimate hangout, workspace, and everyday setup. RV parking adds even more flexibility and value. Security and functionality are also thoughtfully addressed with a 9-foot entry door featuring three locking pins and six hardwired exterior cameras installed during construction, adding an

extra layer of peace of mind. Major exterior updates include roof, siding, and eaves replaced in 2025, further enhancing the home's long-term value and durability. Families will appreciate the excellent school access, with three established schools nearby and a fourth school scheduled to open in Fall 2026. Ideally located minutes from shopping, amenities, schools, and Stoney Trail, this home offers exceptional access while still enjoying the benefits of a mature, established neighbourhood. This is a rare opportunity to own a fully developed, meticulously maintained home in one of northwest Calgary's most sought-after communities.