



## 7 Evansglen Circle Calgary Alberta

\$699,000

Location! Location! Location! Welcome to this spacious, upgraded corner lot home offering over 2,500 sq ft of beautifully designed living space in the highly sought after community of Evanston NW. With 4 bedrooms and 3.5 bathrooms, this two storey gem is ideal for families, multi-generational living, or investment. Set on a prime corner lot, this home features extra outdoor space, enhanced privacy, and a decent-sized backyard - perfect for entertaining, gardening, or relaxing with loved ones. Inside, you'll find a bright and open floor plan enhanced by 9-foot ceilings on both the main floor and basement, allowing for a grand, airy feel throughout. The main floor boasts a modern kitchen with quartz countertops, stainless steel appliances, and a walk-in pantry, along with a formal dining area and welcoming living space filled with natural light. Upstairs, enjoy three spacious bedrooms, a large bonus/family room, convenient upper-level laundry, and a luxurious primary suite featuring a 5-piece ensuite and walk-in closet. Stay cool during the warmer months with central air conditioning, making this home comfortable year-round. One of the standout features is the fully legal basement suite, complete with its own side entrance, one bedroom, a full bathroom, a modern upgraded kitchen, and a cozy living area. Whether you use it as a mortgage helper, private guest space, or rental opportunity, the options are flexible and valuable. Recent upgrades include a brand-new roof, providing peace of mind and long-term value. The double attached garage offers added convenience. Located in one of Evanston's quietest pockets, this home is just steps from a K-6 school, and close to an abundance of amenities including grocery stores, restaurants, cafes, parks, and top-rated schools. Easy access to Stoney Trail and transit adds even more convenience to your lifestyle. This property is vacant and...

4pc Bathroom 9.92 Ft x 5.00 Ft

5pc Bathroom 9.92 Ft x 8.67 Ft

Bedroom 10.00 Ft x 12.67 Ft

Bedroom 10.75 Ft x 9.25 Ft

Bonus Room 14.50 Ft x 11.75 Ft

Laundry room Measurements not available

Kitchen 10.33 Ft x 7.67 Ft

Laundry room 10.00 Ft x 7.17 Ft

Recreational, Games room 10.33 Ft x 9.58 Ft

Storage 5.67 Ft x 7.08 Ft

Pantry 15.92 Ft x 11.25 Ft

Other 10.00 Ft x 10.67 Ft

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Listing Presented By:



Originally Listed by:  
Power Properties

**RE/MAX**  
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(CENTRAL)

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Primary Bedroom 15.92 Ft x 11.25 Ft

Other 6.67 Ft x 5.67 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 9.08 Ft x 12.92 Ft

Foyer 6.08 Ft x 7.42 Ft

Kitchen 10.08 Ft x 12.83 Ft

Other 6.67 Ft x 6.25 Ft