

# \$849,500 - 99 Evanspark Circle Nw, Calgary

MLS® #A2223644

**\$849,500**

4 Bedroom, 4.00 Bathroom, 2,211 sqft  
Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to 99 Evanspark Circle. Step into your dream home nestled on a quiet street in the heart of sought-after community of Evanston. Just steps away from a park, this stunning fully finished walkout home with ~3171 sqft of finished living space offers the perfect blend of tranquility, modern design, and family-friendly functionality. Enjoy long summer evenings in the beautifully landscaped, south-facing backyard, ideal for BBQs, entertaining, and quality time with loved ones. The upper patio even features a natural gas hook up for convenient grilling all season long. As you enter the home, you're welcomed by a grand foyer with soaring ceilings that immediately sets an impressive tone. In the front of the home, there is a stylish office/flex space with elegant glass doors that offers a quiet spot for remote work, study, or a creative studio. The heart of the home is the gourmet kitchen, showcasing rich dark maple cabinetry, striking stone countertops, a central island perfect for gathering, and stainless steel appliances. A large walk-through pantry ensures you'll never run out of space. The kitchen flows seamlessly into a bright, window-lined dining area that overlooks your private backyard retreat. The inviting family room features a cozy gas fireplace, creating a warm ambiance for relaxing winter nights. A spacious laundry/mudroom with a sink rough-in adds everyday practicality. Upstairs, the primary retreat is a true sanctuary—complete with vaulted ceilings, a



luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The walk-in closet is both spacious and functional, offering plenty of room for wardrobe and storage. This level also features a generously sized bonus room, perfect for movie nights, games, or a cozy hangout space. Two additional spacious bedrooms complete the upper floor. The fully finished walkout basement boasts impressive 9-foot ceilings, a 4th bedroom, and a full bathroom—ideal for guests or extended family. There’s also flexible space for a home gym, or playroom, plus a large rec room/family area with natural light streaming through big windows. Recent upgrades include: Hot Water Tank (2022), Newer Refrigerator (2 years old), Insulated Garage & Insulated Blinds, Split A/C Units on both upper and main level, Fresh Paint in some rooms recently done & New Shingles & Garage Door are slated to be replaced. Located in one of Calgary’s most family-friendly communities, Evanston offers the convenience of schools, trendy restaurants, fitness center, and shopping. It has quick access points to major routes for easy commuting. This is more than a home—it’s a lifestyle. Book your viewing today and make 99 Evanspark Circle your forever home!

Built in 2009

**Essential Information**

MLS® #	A2223644
Price	\$849,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.10

Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	99 Evanspark Circle Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0B4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	R-G

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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