

# \$880,000 - 95 Evansdale Common Nw, Calgary

MLS® #A2258211

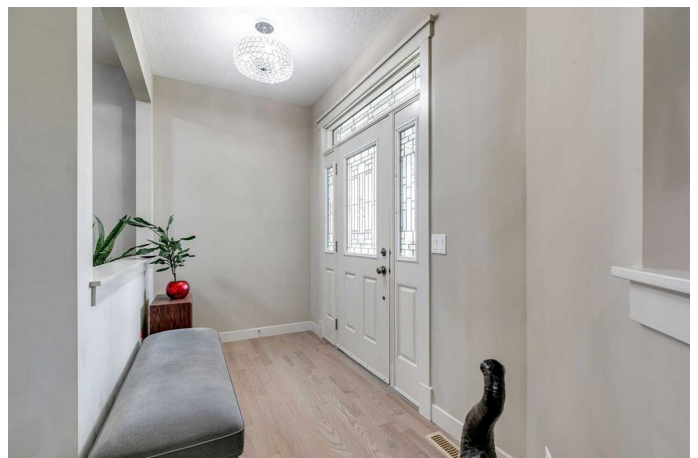
**\$880,000**

6 Bedroom, 4.00 Bathroom, 2,742 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully designed 6 bed, 4 bath family home in Evanston, thoughtfully finished from top to bottom and ideally located close to every amenity. The main floor features rich hardwood flooring and a welcoming layout with a formal dining room, elegant built-in details, and plenty of natural charm. The chef-inspired kitchen is equipped with stainless steel appliances, stone countertops, a hallway pantry, and an oversized island with an eat-up bar—perfect for everyday meals and entertaining alike. A spacious living room offers large northwest-facing windows and a cozy three-sided fireplace, while the dining area flows seamlessly onto a large deck, extending your living space outdoors. Completing the main level are a convenient laundry room and powder room. Upstairs, a bright bonus room provides additional living space alongside three bedrooms and a stylish 5-piece bath. The primary retreat is a true getaway, complete with its own spa-inspired 5-piece ensuite. The fully finished basement expands your living options with two additional bedrooms, a 3-piece bath, laminate flooring, and a well-planned kitchenette. Built-in features, a utility room, and extra storage make this level both practical and versatile. Outdoors, the northwest-facing backyard is designed for relaxation and entertaining with a large wood deck, low-maintenance gravel and stone patio, and mature trees offering shade and privacy—plus no houses behind. At the front, you’ll find a double attached garage



and a generous driveway for ample parking. This home is perfectly situated within walking distance to Freshco, local shops, schools, soccer fields, green spaces, pathways, and an off-leash dog park. With quick access to Stoney Trail, 14 St NW, and Deerfoot Trail, commuting is a breeze. A rare blend of comfort, convenience, and thoughtful design—this home truly has it all.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258211    |
| Price          | \$880,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,742       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 95 Evansdale Common Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0E6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Three-Sided, Dining Room                                                                                                                |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full                                                                                                                                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 61                   |
| Zoning         | R-G                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.