

# \$799,900 - 37 Evansfield Terrace Nw, Calgary

MLS® #A2259858

**\$799,900**

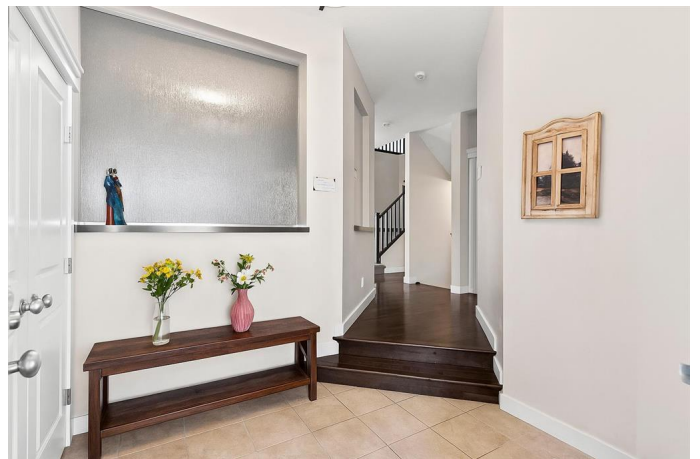
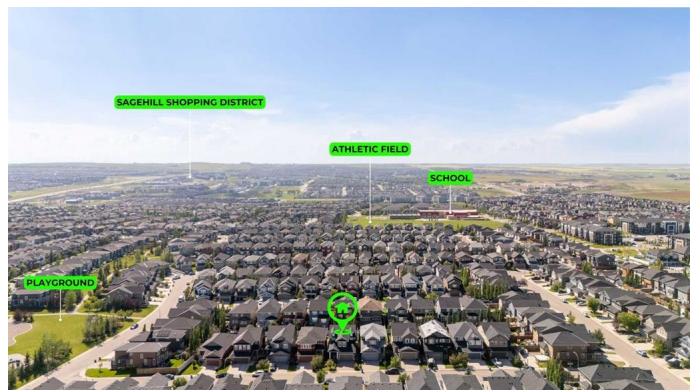
6 Bedroom, 4.00 Bathroom, 2,602 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

\*\*\*Immediate Possession Available\*\*\*.

First-time on the market—lovingly maintained by the original owners.. Welcome to this beautifully upgraded home in the sought-after community of Evanston, situated on a traditional 38-foot-wide lot and offering approximately 3,800 sq. ft. of fully developed living space. This property checks all the boxes—CENTRAL AIR CONDITIONING, sunny WEST-FACING backyard, main floor bedroom with FULL WASHROOM, and a fully finished basement. Upon entering, you're welcomed by a spacious foyer and rich maple hardwood floors throughout the main level. The gourmet kitchen features a gas stove, ample counter space for all your culinary needs, and a corner pantry that can easily be converted into a walk-through pantry. The main floor also includes a full bathroom and a versatile bedroom—perfect for guests or multi-generational living. Upstairs, a large bonus room with west-facing TRIPLE PANE windows provides the ideal setting for family movie nights. The spacious primary suite offers a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms, both with walk-in closets, and a full bathroom complete the upper level. The fully developed basement includes two more bedrooms and a generous recreation area—ideal for a home theatre, gym, or playroom. Located in Evanston, a vibrant and family-oriented NW Calgary community, this home offers easy access to major routes like Stoney Trail, top-rated public



and Catholic schools (including a new middle school opening soon), parks, walking paths, and shopping centers. Roof and siding were replaced in 2024. Explore the Video Virtual Tour on YouTube by searching MLS® #A2259858. Don't miss this exceptional opportunity—book your private viewing today!

Built in 2013

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259858    |
| Price          | \$799,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,602       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 37 Evansfield Terrace Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0K6                  |

Amenities

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

Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                         |
| Heating           | Forced Air                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas, Mantle, Brick Facing                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                    |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line                                     |
| Lot Description   | Cul-De-Sac, Interior Lot, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-G                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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