

# \$749,900 - 444 Evanston View Nw, Calgary

MLS® #A2261933

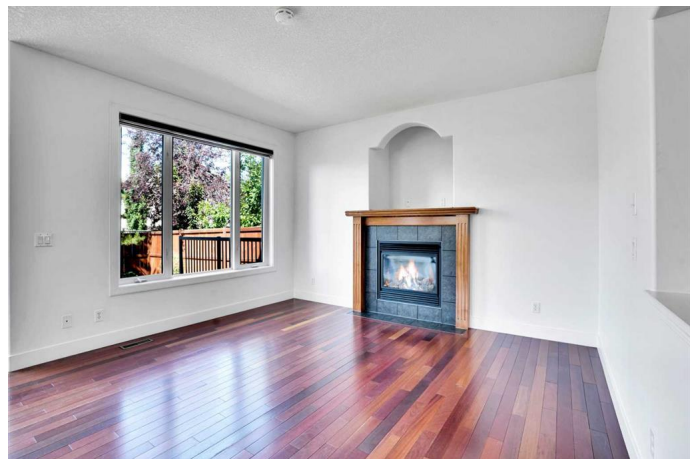
**\$749,900**

6 Bedroom, 4.00 Bathroom, 2,534 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

Experience luxury, comfort, and functionality in this stunning centrally air-conditioned 6-bedroom home, ideally located in the sought-after community of Evanston. Boasting nearly 3,500 sq. ft. of beautifully developed living space, this move-in-ready residence features four spacious bedrooms upstairs, two legal bedrooms in the fully finished basement, and a generous main floor office. Highlights include elegant hardwood flooring, 9' knockdown ceilings, and a chef's kitchen with granite countertops, stainless steel appliances, classic cabinetry, and a tiered island, all seamlessly connected to a cozy living room with gas fireplace and a formal dining room with tray ceiling. The upper-level vaulted bonus room adds flexible living space, while the luxurious master retreat showcases a spa-like 5-piece ensuite with soaker tub, dual vanities, granite counters, and a huge walk-in closet. The basement offers additional comfort with a full bath, rec room, rough-ins for a second kitchen, and quality laminate flooring—ideal for a future legal suite. Extensive upgrades include a new roof, siding, gutters, and flashing (2025), solar panels (2022), Tesla EV charger, dual Lennox A/C units, permanent outdoor lighting, and enhanced lighting and blinds throughout. An oversized garage offers space for a workshop or additional storage, and the west-facing backyard is perfect for entertaining with a freshly stained deck, metal railings, gas BBQ hookup, patio, and garden. Conveniently



located near top schools, parks, and major routes, this exceptional home delivers on lifestyle, location, and lasting valueâ€”schedule your private showing today.

Built in 2006

**Essential Information**

MLS® #	A2261933
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,534
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	444 Evanston View Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1G1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central, Fireplace(s), Humidity Control
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Metal
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Other
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Zoning	R-G

## Listing Details

Listing Office	CAL Realty
----------------	------------

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.