

\$724,900 - 38 Evansbrooke Manor Nw, Calgary

MLS® #A2269427

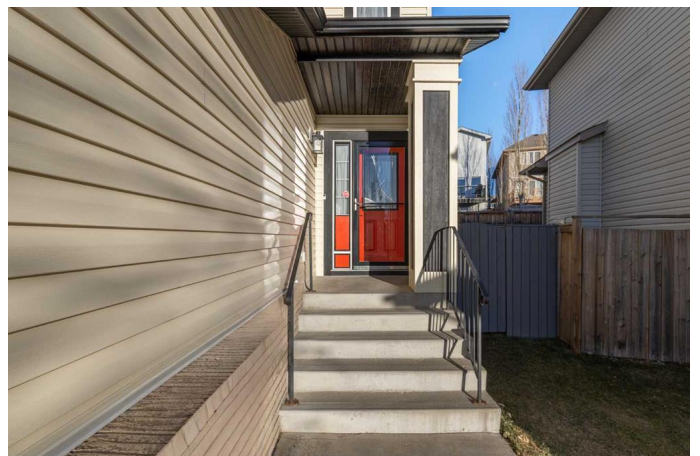
\$724,900

5 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully maintained 2-storey home in the family-friendly community of Evanston, perfectly situated on a quiet cul-de-sac just steps from schools, parks, and nearby shopping. Offering over 2,400 sq. ft. of developed living space, this home provides exceptional functionality for large or multi-generational families. The main floor features an inviting open layout with a bright living area, a well-appointed kitchen, and a dining space that opens to the backyard deck—ideal for entertaining or family barbecues. Upstairs, you’ll find four spacious bedrooms, including a primary suite with a private ensuite and lots of natural light. The fully developed basement adds even more flexibility with an additional bedroom, full bathroom, and a cozy rec room perfect for movie nights or game nights. Recent updates include a new roof, downspouts, and fascia (2024), fresh paint throughout, and new deck boards (2024). Additional highlights include central A/C, a double attached garage that’s insulated, equipped with an electric heater and epoxy floors, and a large fenced yard with multiple storage sheds. Enjoy easy access to Stoney Trail and Deerfoot, nearby schools, and an abundance of shopping and amenities. This is a rare find with 4 bedrooms upstairs—a perfect fit for growing families seeking space, comfort, and convenience in one of Calgary’s most desirable northwest communities.



Built in 2003

Essential Information

MLS® #	A2269427
Price	\$724,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,974
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	38 Evansbrooke Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Open Floorplan, Breakfast Bar, Chandelier, Central Vacuum, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Freezer, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	Century 21 Bravo Realty
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