

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

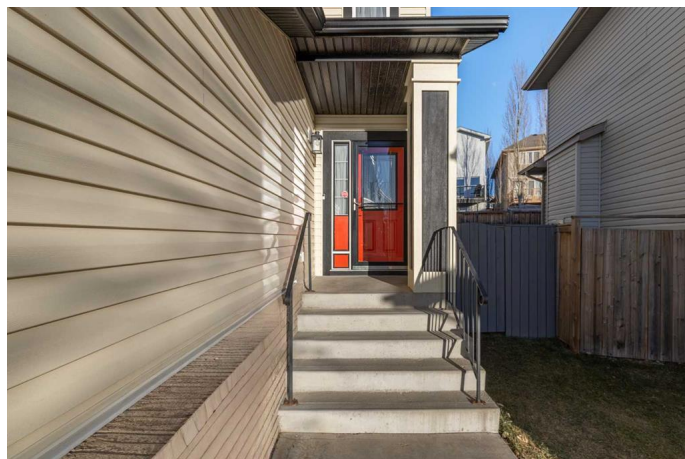
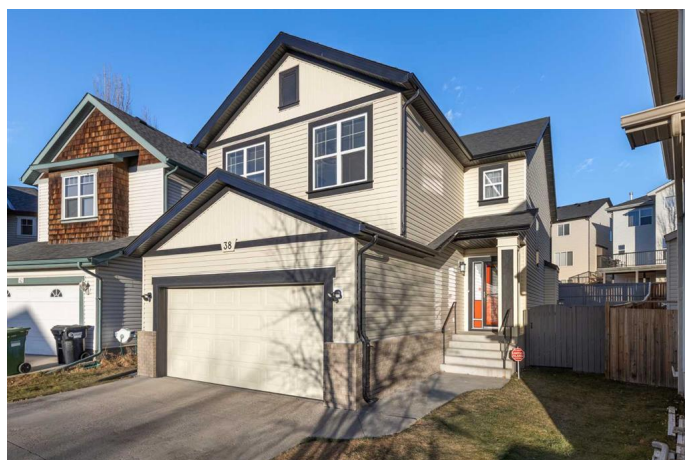
MLS® #A2269427

**\$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 | Breakfast Bar, Central Vacuum, Chandelier, Kitchen Island, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer               |
| 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 | 1                  |
| Zoning         | R-G                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.