

# \$799,900 - 444 Evanston View Nw, Calgary

MLS® #A2246360

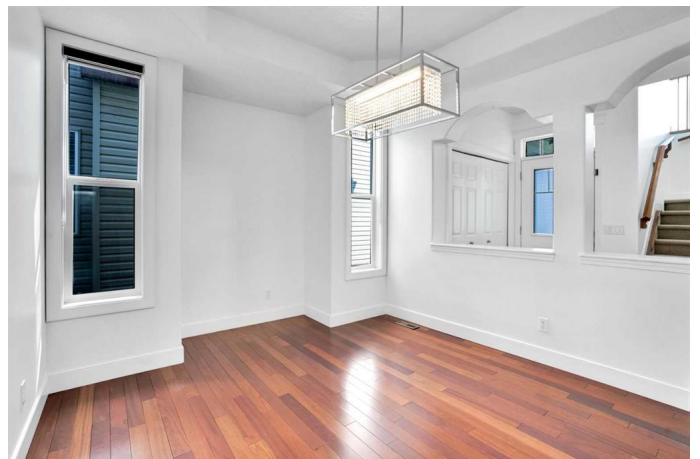
**\$799,900**

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 value—schedule your private showing today.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246360    |
| Price          | \$799,900   |
| 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 | Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, High |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Tray Ceiling(s)                                        |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air, Fireplace(s)                                                                                                                                  |
| Cooling         | Central Air, Full                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                                         |
| Fireplaces      | Gas                                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                                       |
| Basement        | Exterior Entry, Finished, Full, Walk-Up To Grade                                                                                                          |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, See Remarks |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Brick, Vinyl Siding                                                                           |
| Foundation        | Poured Concrete, See Remarks                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | R-G              |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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