

# \$939,000 - 19 Evansbrooke Point Nw, Calgary

MLS® #A2227419

**\$939,000**

3 Bedroom, 3.00 Bathroom, 1,989 sqft  
Residential on 0.13 Acres

Evanston, Calgary, Alberta

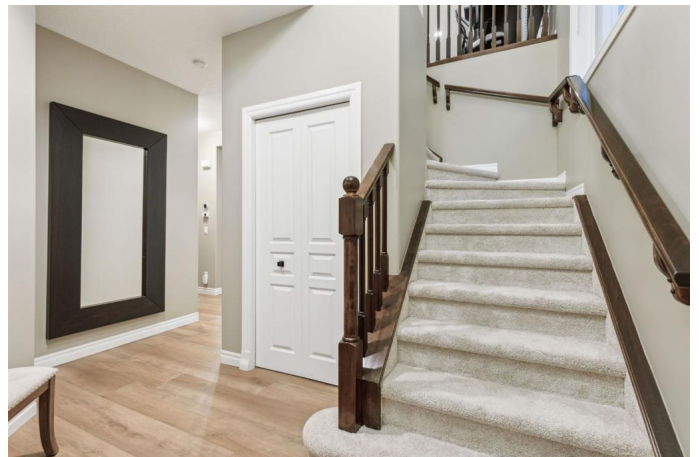
**\*\*\*PRICE DROP!!\*\*\* \*\*\*OPEN HOUSE\*\*\***

Sunday, June 22nd, 1:00pm - 4:00pm\*\*\*

Stunning Fully Renovated Home Backing onto  
Ravine and West Nose Creek in Evanston |  
Over \$100K in Upgrades!

This beautifully renovated 3-bedroom, 4-bathroom home offers over 2,700 sq ft of stylish living space and backs directly onto a scenic ravine and pathway system. Set on a large west-facing lot surrounded by mature trees and green space, this home delivers privacy, tranquility, and incredible views year-round!

Recent upgradesâ€”valued at over \$100K â€”include a brand new roof, all new flooring and paint, new interior doors, storm doors, upgraded hardware, window coverings, and a stunning FULLY renovated kitchen with all new high end appliances! Step outside to your expansive new deck with frameless glass railings, perfectly positioned to enjoy breathtaking ravine views and peaceful surroundings. Upstairs features a large bonus room, a spacious primary retreat with a luxurious ensuite, and two additional bedrooms, perfect for families. The fully finished basement offers a spacious recreation room complete with a wet bar, ideal for family movie nights or entertaining guests. With 9-foot ceilings on both the main floor and basement, this home feels so open and inviting! The upgrades are endless, additional



features include central air conditioning, a water filtration system, water softener, central vacuum, walk through pantry, and even soundproofing between the main floor and basement! Located on a large lot in a quiet, family-friendly culdesac, with a view of West Nose Creek, this home is just minutes from schools, parks, grocery stores, shops, and the brand-new GoodLife Gym & Wellness Centre. Quick access to Simon's Valley Road and Parkway makes commuting a breeze.

Truly move-in ready, this exceptional home combines thoughtful design, quality craftsmanship, and a coveted locationâ€”your dream home awaits! Donâ€™t miss your chance to own this exceptional ravine property!

Built in 2005

**Essential Information**

MLS® #	A2227419
Price	\$939,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,989
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	19 Evansbrooke Point Nw
Subdivision	Evanston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 1G9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	8
Zoning	R-1N

### Listing Details

Listing Office	Real Estate Professionals Inc.
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