

\$715,000 - 313 Evansglen Drive Nw, Calgary

MLS® #A2261157

\$715,000

3 Bedroom, 3.00 Bathroom, 1,917 sqft
Residential on 0.09 Acres

Evanston, Calgary, Alberta

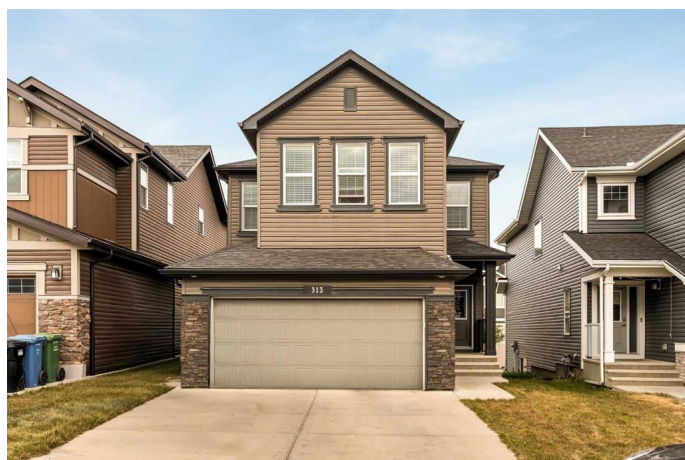
Welcome to this beautifully maintained Echo model by Sterling Homes—an inviting 2-storey residence offering 3 bedrooms, 2.5 baths, and nearly over 2,000 sq. ft. of thoughtfully designed living space.

From the moment you step inside, the open-concept main floor sets the tone with its seamless blend of style and functionality. The kitchen showcases timeless white cabinetry, quartz countertops, a walk-in pantry, and recessed lighting that brightens every corner. Gather in the cozy living room anchored by a gas fireplace, or extend your entertaining outdoors with a pressure-treated deck just off the dining area.

Upstairs, you’ll find a bright bonus room with vaulted ceilings, perfect for family movie nights or a quiet retreat. The primary suite offers a spa-inspired ensuite with a quartz vanity, tiled shower, and deep soaker tub. Two additional bedrooms, a 5-piece bathroom, and a convenient laundry room complete the upper level.

Additional features include a double attached garage, brand-new siding, shingles, and eaves (all updated this year), plus plenty of storage throughout the home

Set in the heart of Evanston, this home is only minutes from schools, shopping, parks, and major roadways—offering the perfect balance



of community living and urban convenience.
Book your showing today!

Built in 2017

Essential Information

MLS® #	A2261157
Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,917
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	313 Evansglen Drive Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0X7

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	30
Zoning	R-1

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.