

\$749,900 - 50 Evansbrooke Heights Nw, Calgary

MLS® #A2251941

\$749,900

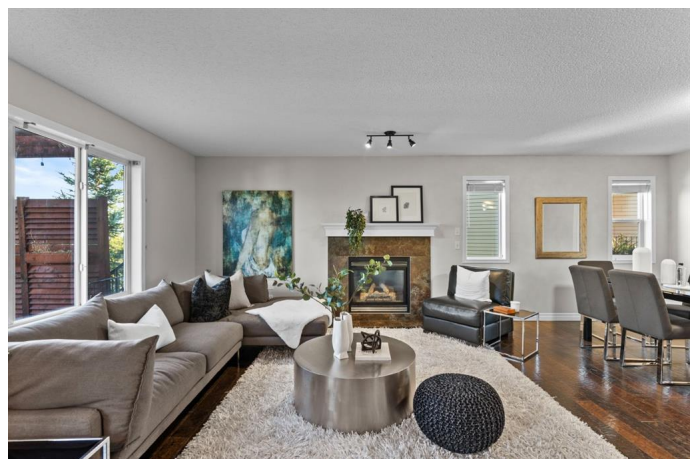
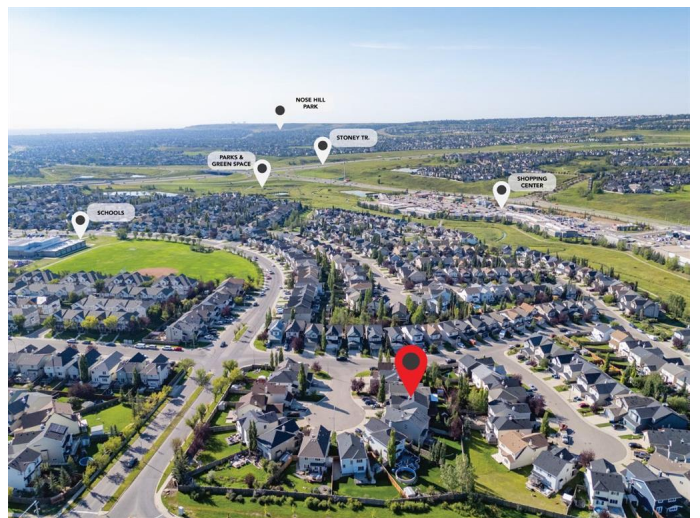
4 Bedroom, 4.00 Bathroom, 1,930 sqft
Residential on 0.11 Acres

Evanston, Calgary, Alberta

*Watch the video Welcome to 50 Evansbrooke Heights NW, a beautifully updated single detached home tucked away in a quiet cul-de-sac in the sought-after community of Evanston. Whether you're searching for a great investment property with excellent cash flow potential or a welcoming family home with the bonus of an illegal suite, this house offers both. With over 1,930 square feet above grade and more than 2,500 square feet of developed living space, this home offers a bright and open layout with large windows that fill the interior with natural light. Upstairs features three spacious bedrooms, while the fully developed walkout basement with an illegal suite includes an additional bedroom, providing versatility for extended family living or an excellent rental opportunity. Recent upgrades add tremendous value, including a brand new roof, new siding, fresh paint throughout, and a newer hot water tank. Step outside to a huge south-facing backyard, designed for both relaxation and entertaining, with a massive PVC deck covered by a stylish pergola and multiple garden beds for your outdoor enjoyment.

The location is outstanding, surrounded by hundreds of nearby amenities such as Walmart, Co-op, T&T, Costco, Splitsville Calgary Creekside, countless restaurants, and coffee shops. Commuting is a breeze with quick access to Stoney Trail, Shaganappi Trail, and Deerfoot Trail.

This is the perfect combination of space,



upgrades, income potential, and location”an opportunity you don’t want to miss.

Built in 2005

Essential Information

MLS® #	A2251941
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,930
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Evansbrooke Heights Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Humidifier

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Landscaped, Private, Reverse Pie Shaped Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	7
Zoning	R-G

Listing Details

Listing Office	CIR Realty
----------------	------------

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