\$749,900 - 12 Evanston Rise Nw, Calgary

MLS® #A2268262

\$749,900

6 Bedroom, 4.00 Bathroom, 2,321 sqft Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to this elegant 4 bedroom house in the much sought after, family friendly community of Evanston. As you Walk into the spacious entrance you immediately come into a formal living room, with office to the left, half bath, mudroom with laundry and coat closet. Proceed further and you are greeted with an open concept family room area over looking the kitchen and dining. Back door leads to a huge deck that flows into the privacy of a fenced yard for those nice BBQ days with the family. Upstairs you will find 3 good size bedrooms with a 4pc bathroom. Take the hallway and you walk into a huge primary bedroom with a 5pc ensuite bathroom. The newly installed hardwood floor all through the upper level and stairs makes upstairs a more appealing sanctuary. Basement is fully finished walk-up with separate entrance. It boasts huge Rec room that flows into a kitchen and eating area; 2 good size bedrooms, full 3pc bathroom with separate laundry. This home is nestled in a beautiful section of Evanston - the aerial view says it all. Close to schools, shopping, playgrounds, park and easy access to transit system. You cannot afford to miss this one. Call now for your private viewing.







Built in 2004

Essential Information

MLS® # A2268262 Price \$749.900 Bedrooms 6

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,321

Acres 0.10

Year Built 2004

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 12 Evanston Rise Nw

Subdivision Evanston

City Calgary

County Calgary

Province Alberta

Postal Code T3P 1B4

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Open Floorplan, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Washer

Heating Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified

Equipment

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2025

Days on Market 3

Zoning R-G

Listing Details

Listing Office Real Estate Professionals Inc.

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