

# \$759,900 - 32 Evanscove Heights Nw, Calgary

MLS® #A2258332

**\$759,900**

5 Bedroom, 4.00 Bathroom, 2,125 sqft

Residential on 0.12 Acres

Evanston, Calgary, Alberta

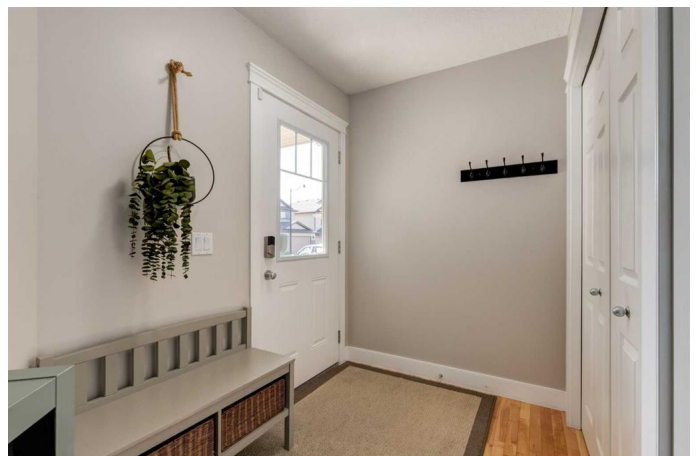
5 Bedrooms, Fully Developed, AC, Steam Shower. Welcome to 32 Evanscove Heights NW. A wonderful fully finished family home lovingly cared for by its original owners. The main level is open concept and perfect for both everyday living and entertaining, featuring a large kitchen island that flows seamlessly into the dining and living areas, a flexible front room that can be used as a formal dining room or office, and a convenient walkthrough pantry and laundry/mudroom that connects directly to the garage. Upstairs you'll find four spacious bedrooms plus a versatile bonus room, while the primary retreat offers a walk-in closet and a spa-inspired 4-piece ensuite with, a soaker tub, and a separate shower. The professionally finished basement, completed in 2024, adds even more living space with a large bedroom and walk-in closet, a 3-piece bathroom with a luxurious steam shower, and a generous rec room that's perfect for the kids, a gym, or your man cave. Outside, the oversized backyard is the cherry on top with a large two-tier deck and patio, giving you plenty of room to entertain friends and enjoy summer evenings. Don't miss the opportunity to make this cherished property your next family home. Book your private showing today!

Built in 2006

## Essential Information

MLS® #

A2258332



|                |             |
|----------------|-------------|
| Price          | \$759,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,125       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 32 Evanscove Heights Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 1G1                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Steam Room                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit                        |
| Lot Description   | City Lot                        |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 23                   |
| Zoning         | R-G                  |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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