

# \$769,900 - 39 Evansglen Link Nw, Calgary

MLS® #A2231270

**\$769,900**

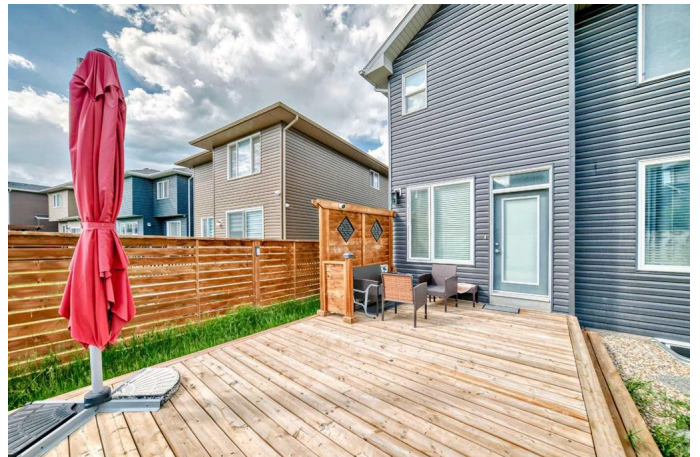
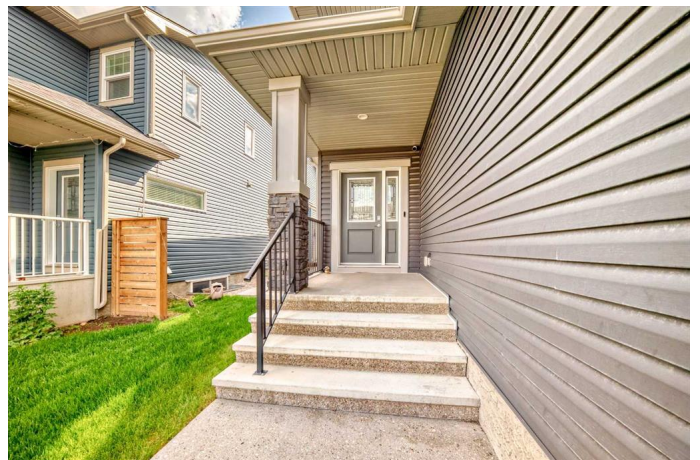
3 Bedroom, 3.00 Bathroom, 2,264 sqft

Residential on 0.10 Acres

Evanston, Calgary, Alberta

Welcome to 39 Evansglen Link NW – where comfort meets style in the heart of Evanston! Built by Sterling Homes, this exceptionally designed 3-bedroom + bonus room home combines functionality with modern flair across a spacious and sunlit layout. From the moment you enter, you’ll be impressed by the open-concept main floor, where wide-plank laminate flooring, oversized windows, and elegant finishes create a welcoming ambiance. The kitchen is a culinary dream—featuring quartz countertops, sleek cabinetry, a designer backsplash, stainless steel appliances, and a walk-through pantry that keeps everything in reach yet out of sight. Gather in the cozy living room around the gas fireplace, or host unforgettable dinners in the bright dining space overlooking the backyard. A main floor flex room adds versatility—ideal for a home office, playroom, or quiet reading space. Upstairs, the spacious bonus room offers the perfect family retreat, while the upper-level laundry adds convenience. The primary suite is a private sanctuary with a spa-like ensuite complete with dual sinks, a deep soaker tub, and a separate shower. Enjoy all that Evanston has to offer: parks, pathways, top-rated schools, shopping, restaurants, and quick access to Stoney Trail. This is more than just a house—it’s a place to build your next chapter. Come see why you’ll want to call it home.

Built in 2018



## Essential Information

MLS® #	A2231270
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,264
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	39 Evansglen Link Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X9

## Amenities

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

## Interior

Interior Features	No Smoking Home, Walk-In Closet(s), High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Full, Unfinished
<b>Exterior</b>	
Exterior Features	Other, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	72
Zoning	R-1

**Listing Details**

Listing Office	Key Realty Group Inc.
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