

\$519,000 - 58 Evanscrest Manor Nw, Calgary

MLS® #A2202482

\$519,000

3 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to 58 Evanscrest Manor NW. This home offers an inviting 180-degree city garden view that creates a serene and scenic approach. As you arrive, you'll be greeted by a charming porch, leading directly into the warm and inviting interior. Alternatively, the practicality of a double-attached garage provides easy access, especially during colder months. For those hot summer days, enjoy the comfort of central air conditioning, ensuring a pleasant indoor temperature as you wish. The open-concept main floor effortlessly blends functionality with elegance, making it perfect for both everyday living and entertaining. The spacious living room, dining area, and kitchen form a cohesive space, with a southwest-facing window that bathes the room in natural light. The sleek, stainless-steel appliances in the kitchen bring a modern touch, creating an ideal setting for any home chef. Upstairs, you'll discover three generously-sized bedrooms, each designed with comfort in mind. The primary suite is a true retreat, complete with an ensuite bathroom and a walk-in closet. You'll enjoy the same breathtaking views that you admired from the living room, adding to the room's tranquil atmosphere. The laundry room is conveniently located on this level, making household chores a breeze. Additionally, a fourth room with good size window near the garage offers endless possibilities. Whether you choose to use it as a home gym, office, recreation room, or guest room, it's



versatile enough to suit your needs.

This home truly combines luxury and practicality, all while being surrounded by a peaceful and beautiful natural setting.
Welcome home!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2202482 |
| Price | \$519,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,556 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 58 Evanscrest Manor Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P2A3 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | Laundry, Parking, Park |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Drive Through |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Humidifier |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Balcony, Garden |
| Lot Description | Garden |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 54 |
| Zoning | M-G |

Listing Details

| | |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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