

# \$485,000 - 116 Evanscrest Manor Nw, Calgary

MLS® #A2236417

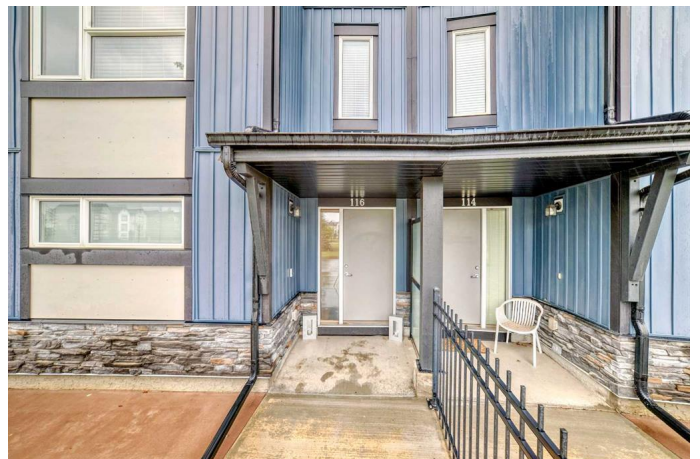
**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

**\*\*~ WELCOME to the Desirable Community of EVANSTON !~\*\* DISCOVER THIS WELL-MAINTAINED 1563 SQFT TOWNHOUSE PERFECTLY LOCATED IN A PRIME EVANSTON LOCATION ACROSS FROM THE PLAYGROUND / PARK & BEAUTIFUL FRONT VIEW.THIS ROW TOWNHOUSE HAS AN OPEN FLOOR PLANS 3 BEDROOMS TWO & HALF WASHROOMS, 2 CAR TANDEM ATTACHED GARAGE, LOCATED CLOSE TO ALL AMENITIES STONEY TRAIL RING ROAD,DEERFOOT TRAIL MINUTES AWAY FROM CROSSIRON MALL, NEW FRESHCO,Shoppers Drug Mart,TIM HORTONS ,POPEYES,Shopping,Transit & PARK, SCHOOLS ARE CLOSE BY! Your New Home Welcomes you with Open Concept Nice & bright OPEN CONCEPT FLOOR PLANS LITE MODERN COLOURS â€¦As you enter your new home you are met by OPEN ENTRANCE, AS you enter main floor you met by a spacious hallway which flows into the main floor living space. Your new kitchen has Ample amount of Kitchen Cabinets & A LARGE KITCHEN ISLAND,QUARTZ COUNTERTOPS THROUGHOUT THE HOUSE, YOUR NEW KITCHEN HAS ALL STAINLESS STEEL APPLIANCES REFRIGERATOR,ELECTRIC STOVE,MICROWAVE HOOD FAN,DISHWASHER,WASHER & DRYER, ALL BLINDS INCLUDED\* Your dining area is just off the kitchen and has enough space for a**



large dining table, Your spacious FAMILY ROOM is flooded with lots of natural light  
\*MAIN FLOOR HAS LVP FLOORING & A 2-piece washroom on Main Floor complete this level! UPSTAIRS It has 3 Generously sized bedrooms 2 FULL WASHROOMS WITH UNDERMOUNT SINKS, Your master suite will be a private Oasis with standing Shower, A walk-in closet. Enjoy your summer evenings on the west-facing balcony, ideal for BBQs and relaxation. The wide, clean back lane provides easy access to your double tandem garage. Call today to book your private viewing of this stunning home in Evanston!

Built in 2020

### Essential Information

MLS® #	A2236417
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	116 Evanscrest Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V5

### Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Playground
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	20
Zoning	M-G

### Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.