

# \$529,000 - 58 Evanscrest Manor Nw, Calgary

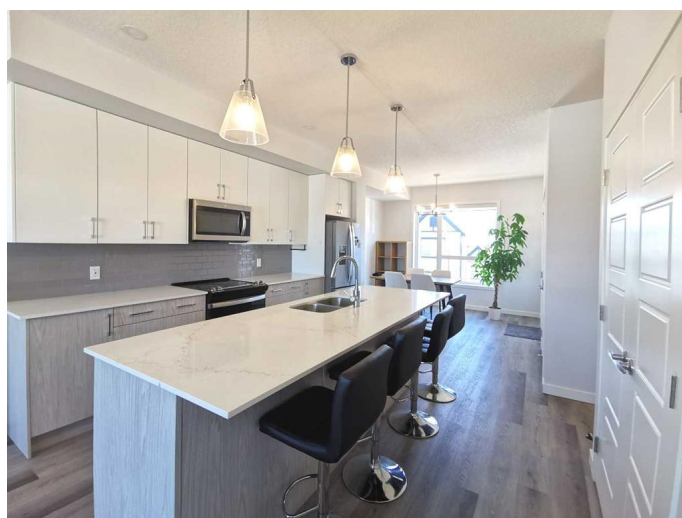
MLS® #A2202482

**\$529,000**

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          | \$529,000     |
| 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      | Park, Laundry, Parking                |
| 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      | Mixed           |
| Foundation        | Poured Concrete |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 23               |
| Zoning         | M-G              |

## **Listing Details**

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

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