

# \$474,900 - 12 Evanscrest Manor Nw, Calgary

MLS® #A2205992

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

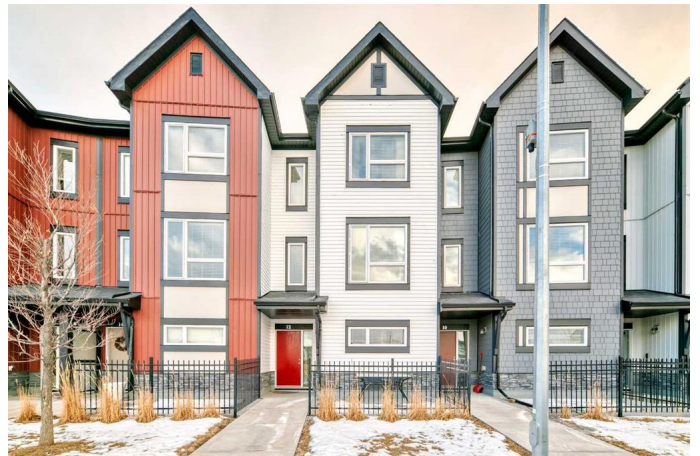
Welcome to this stunning townhome in the desirable community of Evanston, Calgary! This beautifully designed 3-BED, 2.5-BATH residence offers modern finishes, an open-concept layout, and an abundance of natural light. Step inside to find a bright and inviting living space with sleek laminate flooring, a stylish chef's kitchen featuring quartz countertops, stainless steel appliances, and an oversized island perfect for entertaining. The elegant backsplash and modern lighting elevate the space, creating a sophisticated ambiance. Upstairs, you'll discover a convenient stacked laundry setup and three well-sized bedrooms. The primary suite boasts ample closet space and a beautifully designed ensuite for ultimate comfort. Enjoy outdoor living on your private balcony, perfect for morning coffee or evening relaxation. The attached 2-space tandem garage provides secure parking and additional storage for your convenience. Great location! Located in Evanston, this home is within close proximity to parks, schools, shopping, and major roadways, making commuting and daily errands a breeze. Don't miss out on this incredible opportunity! Schedule a viewing today!

Built in 2016

## Essential Information

MLS® #

A2205992



|                |               |
|----------------|---------------|
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,351         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12 Evanscrest Manor Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0Y1                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Playground, Snow Removal |
| Parking Spaces | 3                                 |
| Parking        | Double Garage Attached, Tandem    |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                |
| Lot Description   | Irregular Lot, Low Maintenance Landscape, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 23               |
| Zoning         | M-G              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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