

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

MLS® #A2205992

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,351 sqft  
Residential on 0.03 Acres

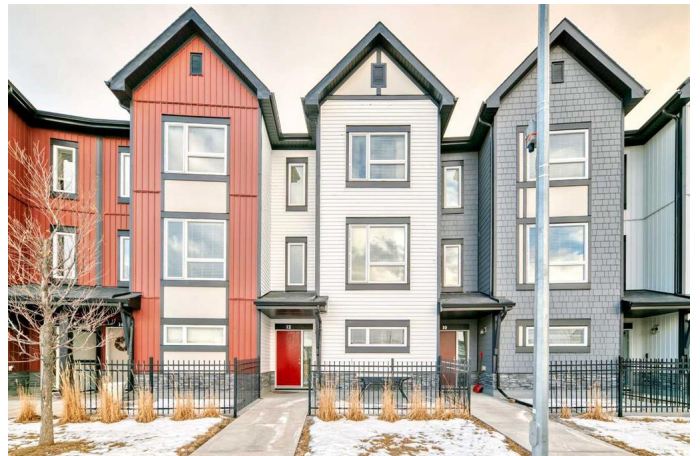
Evanston, Calgary, Alberta

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

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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	8
Zoning	M-G

### **Listing Details**

Listing Office	RE/MAX First
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