

# \$499,999 - 54 Evanscrest Manor Nw, Calgary

MLS® #A2261562

**\$499,999**

3 Bedroom, 3.00 Bathroom, 1,657 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Come and see this like new three bedroom townhouse in the north west neighborhood of Evanston! This superb home is turnkey and ready for the new owners to move in and enjoy. Upon entry you are greeted with a spacious entry area, a bright home office, understairs storage and access to the double attached garage. On the first floor you will find an open plan with high ceilings, LVP flooring, quartz counter tops, half bath and a kitchen ideal for entertaining with stainless steel appliances, microwave hoodfan and an upgraded refrigerator with water and ice. East facing sunny breakfast nook for your morning coffee, and a great balcony with gas BBQ hook up. The main living area has plenty of space for your family and friends and even a built in alcove with quartz workspace. Upstairs features upgraded carpet, laundry and storage room, three bedrooms and two full bathroom. Primary bedroom with walk in closet. All window coverings are included and this prime unit faces a gorgeous park. Come and see today!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2261562  |
| Price     | \$499,999 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,657         |
| Acres          | 0.03          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 54 Evanscrest Manor Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P2A3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Storage                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Front Yard, Landscaped   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 18                |
| Zoning         | M-G               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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