

# \$497,000 - 44 Evanscrest Manor Nw, Calgary

MLS® #A2205747

**\$497,000**

3 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Discover the perfect blend of comfort, functionality, and style at 44 Evanscrest Manor NW. Nestled in a quiet, scenic setting, this beautiful home looks directly onto a garden, offering a picturesque backdrop on every level. Step inside from the charming front porch, or make your entrance through the convenient double-attached garage – especially handy during those chilly Calgary winters. The main floor features a bright and airy open-concept layout, ideal for everyday living and hosting guests. Sunlight pours in through the southeast facing windows, filling the living room, dining space, and kitchen with warm natural light. The kitchen is a chef’s delight, outfitted with contemporary stainless steel appliances, a large island and stylish finishes that tie the space together. Upstairs, you’ll find three generously sized bedrooms, including a serene primary suite complete with a walk-in closet and a private ensuite. The upper level also includes a convenient laundry area to make daily routines easier. Just off the entry, near the garage, is a versatile bonus room with a large window – perfect for a home office, gym, guest bedroom, or media space. This well-appointed home is the total package – modern comforts, thoughtful layout, and unbeatable views in a peaceful community setting. Welcome to your new home!

Built in 2022



## Essential Information

MLS® #	A2205747
Price	\$497,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	44 Evanscrest Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Y1

## Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	120
Zoning	M-G

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.