

# \$517,000 - 44 Evanscrest Manor Nw, Calgary

MLS® #A2205747

**\$517,000**

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          | \$517,000     |
| 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 | 32              |
| 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.