

# \$449,900 - 131 Evanscrest Gardens Nw, Calgary

MLS® #A2239207

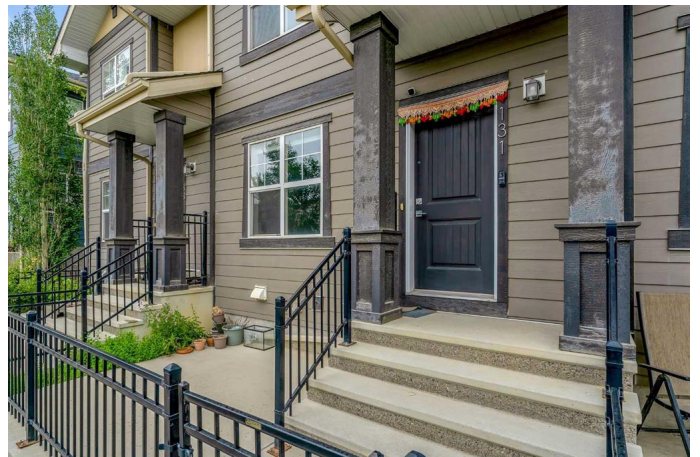
**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this stunning abode that has been lovingly cared for and is in like-new condition. Open and airy with oodles of NATURAL LIGHT, STYLISH DÉCOR, CONVENIENT DUAL MASTER FLOOR PLAN AND PRIVATE PATIO, this beautiful home is sure to impress! The living room promotes relaxation, bathed in sunshine with UNOBSTRUCTED VIEWS into both the kitchen and dining room for carefree conversations. Culinary wonders are inspired in the CHEFâ€™S DREAM KITCHEN FEATURING AN ABUNDANCE OF WHITE CABINETS, STAINLESS STEEL APPLIANCES, TIMELESS SUBWAY TILE BACKSPLASH AND LARGE BREAKFAST BAR ISLAND. The dining room has plenty of room for entertaining while the breakfast nook accommodates smaller gatherings or doubles as a tucked away workspace. Patio doors off of the kitchen lead to the BALCONY for peaceful morning coffees or unwind on the SUNNY SOUTH-FACING FRONT PATIO surrounded by mature landscaping. A clean and simple powder room completes the main level. DUAL MASTER BEDROOMS grace the upper level, both are extremely SPACIOUS AND BRIGHT WITH WALK-IN CLOSETS AND EACH HAS ITS OWN PRIVATE ENSUITE, no more sharing! Laundry is also conveniently located on this level. Entry from the attached double garage is on the lower level along with tons of storage which leads to the beautiful Den. This wonderful move-in ready home is vacant for a quick possession and is in an



UNBEATABLE LOCATION in Evanston, mere minutes to Evanston Towne Centre's shops and restaurants, schools, numerous parks, playgrounds and the extensive pathways .

Built in 2015

### Essential Information

MLS® #	A2239207
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	131 Evanscrest Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0S1

### Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
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Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	3
Zoning	M-1

## Listing Details

Listing Office	Executive Real Estate Services
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