

\$449,000 - 4 Evanscrest Gardens Nw, Calgary

MLS® #A2239060

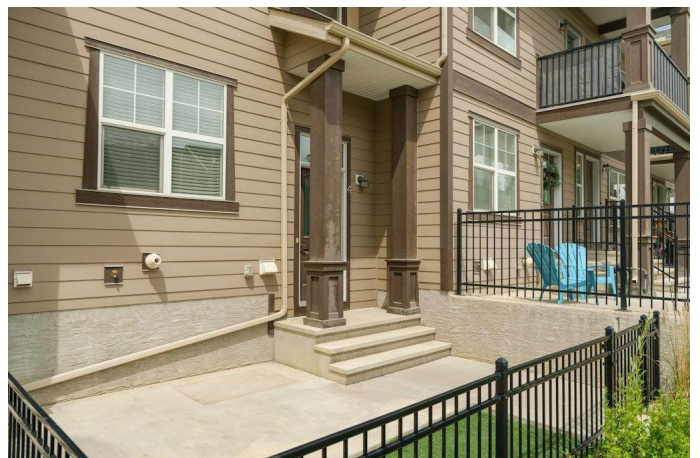
\$449,000

3 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to 4 Evanscrest Gardens NW, a bright and spacious 3-bedroom, 2.5-bathroom townhome in the vibrant community of Evanston. Rarely do units with this desirable floor plan come available in the complex, and you don't want to miss it! The main floor offers a practical and open layout, perfect for daily life and entertaining. Large windows throughout the home ensure every room is filled with natural light. The stunning kitchen features a neutral colour palette, light modern cabinetry, quartz countertops, stainless steel appliances, a pantry and a generously sized island, making meal preparation a delight. Off the kitchen is the sliding patio door to access the raised patio, a perfect spot to enjoy a morning coffee. A walk-in storage closet located underneath the stairs and a 2-pc guest bathroom complete the main level. The primary suite is a true retreat on the upper level, featuring a private 3-pc en-suite bathroom and a generous walk-in closet for all your essentials. Down the hall is the 2nd full bathroom and two additional bedrooms that provide ample space for family, a home office or guests. Enjoy the convenience of a double attached garage! The partially developed basement, located off the double garage is an excellent storage area, flex space and laundry room. Step outside to the fully fenced, south facing, low maintenance patio. This is the perfect place to relax or bbq (gas line hook-up and electrical plug-in) while looking onto the central courtyard. Evanston is



a vibrant neighborhood with all of the amenities you need within easy reach, peaceful walking paths, plenty of green spaces, shops, cafes and schools. At 4 Evanscrest Gardens NW, you're not just finding a home, you're joining a family-friendly community.

Built in 2016

Essential Information

MLS® #	A2239060
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4 Evanscrest Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0S1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Guest
# of Garages	2

Interior

Interior Features	Closet Organizers, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	65
Zoning	M-1

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.