

# \$529,000 - 58 Evanscrest Manor Nw, Calgary

MLS® #A2202482

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,556 sqft  
Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to 58 Evanscrest Manor NW. This home offers an inviting 180-degree city garden view that creates a serene and scenic approach. As you arrive, you'll be greeted by a charming porch, leading directly into the warm and inviting interior. Alternatively, the practicality of a double-attached garage provides easy access, especially during colder months. For those hot summer days, enjoy the comfort of central air conditioning, ensuring a pleasant indoor temperature as you wish. The open-concept main floor effortlessly blends functionality with elegance, making it perfect for both everyday living and entertaining. The spacious living room, dining area, and kitchen form a cohesive space, with a southwest-facing window that bathes the room in natural light. The sleek, stainless-steel appliances in the kitchen bring a modern touch, creating an ideal setting for any home chef. Upstairs, you'll discover three generously-sized bedrooms, each designed with comfort in mind. The primary suite is a true retreat, complete with an ensuite bathroom and a walk-in closet. You'll enjoy the same breathtaking views that you admired from the living room, adding to the room's tranquil atmosphere. The laundry room is conveniently located on this level, making household chores a breeze. Additionally, a fourth room with good size window near the garage offers endless possibilities. Whether you choose to use it as a home gym, office, recreation room, or guest room, it's



versatile enough to suit your needs.

This home truly combines luxury and practicality, all while being surrounded by a peaceful and beautiful natural setting. Welcome home!

Built in 2024

### Essential Information

MLS® #	A2202482
Price	\$529,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	58 Evanscrest Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2A3

### Amenities

Amenities	Parking, Laundry, Park
Parking Spaces	2
Parking	Double Garage Attached, Drive Through
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## **Exterior**

Exterior Features	Balcony, Garden
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 15th, 2025
Days on Market	35
Zoning	M-G

## **Listing Details**

Listing Office	Skyrock
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