

# \$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 | 39               |
| Zoning         | M-G              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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.