

# \$509,990 - 58 Evanscrest Gardens Nw, Calgary

MLS® #A2201606

**\$509,990**

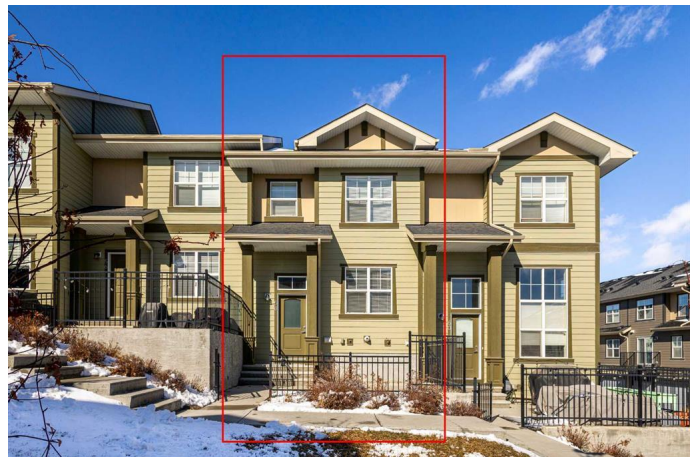
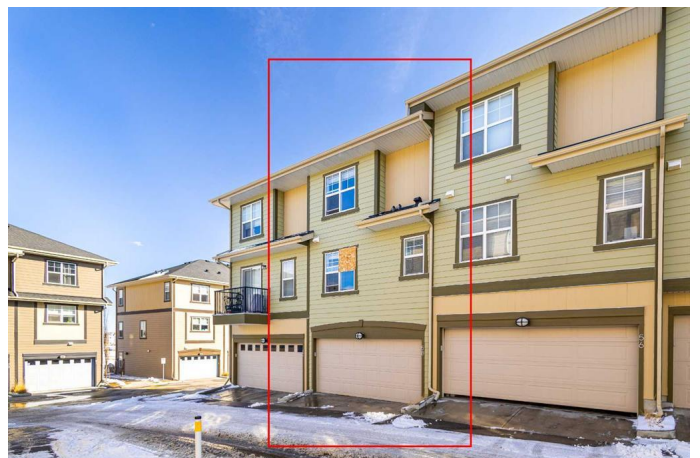
3 Bedroom, 3.00 Bathroom, 1,217 sqft  
Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to 58 Evanscrest Gardens – A Home That Elevates Your Lifestyle! Discover the perfect blend of modern comfort and community charm in this bright and spacious 3-bedroom, 2.5-bath townhome, nestled in the heart of Evanston, one of the city's most sought-after neighborhoods. From the moment you step inside, you™ll be captivated by the thoughtfully designed open-concept layout, seamlessly connecting the living, dining, and kitchen areas – ideal for both everyday living and effortless entertaining. Sunlight streams through the expansive windows, creating a warm and inviting ambiance in every room. The stylish kitchen boasts sleek cabinetry, premium appliances, and a generous island, making meal preparation a delight. The master suite is a true private retreat, featuring a luxurious ensuite and a spacious walk-in closet for ultimate convenience. Two additional bedrooms offer versatile space, perfect for family, a home office, or a cozy guest room.

This home also offers the practicality of a double attached garage, ensuring ample parking and storage. Step outside and immerse yourself in the vibrant Evanston community, where scenic walking paths, lush green spaces, playgrounds, and top-rated schools are all just minutes away. Plus, with easy access to shopping, dining, and major roadways, everything you need is within reach.

At 58 Evanscrest Gardens, you™re not just



finding a houseâ€”youâ€™re discovering a place to call home. Donâ€™t miss this incredible opportunity to be part of a thriving, family-friendly community!

Built in 2016

### Essential Information

MLS® #	A2201606
Price	\$509,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	58 Evanscrest Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3p 0s1

### Amenities

Amenities	Secured Parking, Trash, Visitor Parking, Playground, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	M-1

### **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.