

# \$449,900 - 280 Evanscrest Way Nw, Calgary

MLS® #A2206697

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

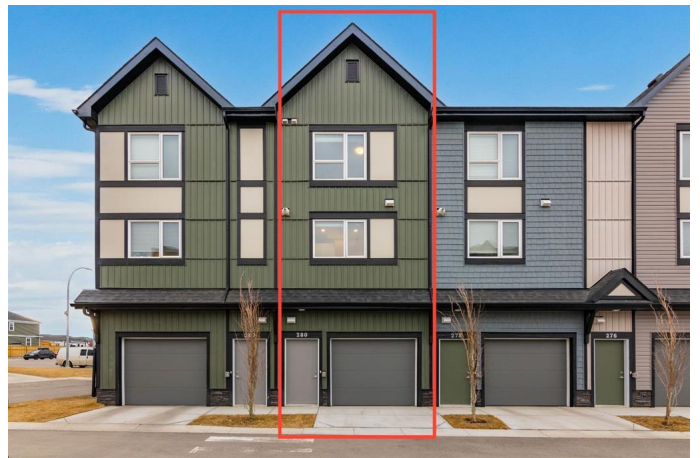
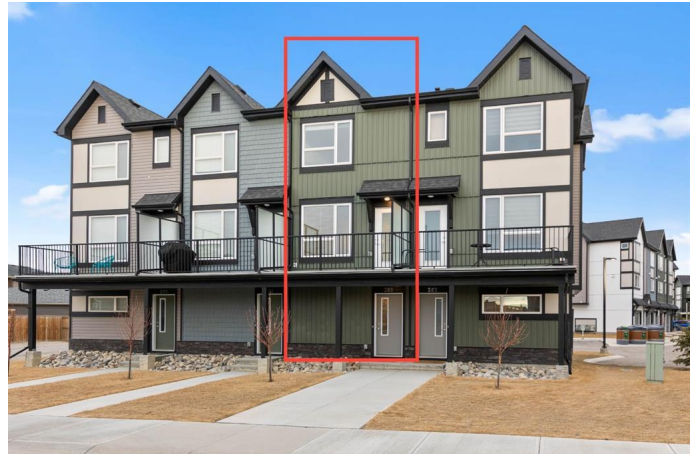
LOW CONDO FEE \_ DOUBLE MASTER BEDROOMS \_ SHOWHOME CONDITION \_ ADDITIONAL SURFACE PARKING -

Welcome to this stunning three-story townhouse in the vibrant community of Evanston Park, NW Calgary! This home is designed for modern living and offers the perfect blend of style, comfort, and convenience. The open-concept main level is bright and inviting, featuring a sleek contemporary kitchen with quartz countertops, stainless steel appliances, and modern light fixtures—an ideal space for cooking, entertaining, or unwinding after a long day. The spacious living area flows seamlessly onto a south-facing balcony, where you can soak up the sun or grill with the built-in BBQ gas line hookup.

Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite. These bedrooms provide comfort and privacy for families, professionals, or roommates. The attached tandem garage easily accommodates two vehicles.

It offers additional storage, but the rare additional TITLED SURFACE PARKING truly sets this home apart—a massive bonus for guests or a third vehicle.

With a LOW CONDO FEE and a prime location just minutes from parks, schools, shopping, and transit, this home perfectly



combines modern convenience and everyday practicality.  
Donâ€™t miss outâ€™this one wonâ€™t last long!

Built in 2021

**Essential Information**

MLS® #	A2206697
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	280 Evanscrest Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R3

**Amenities**

Amenities	Other
Parking Spaces	3
Parking	Additional Parking, Double Garage Attached, Stall, Titled
# of Garages	2

**Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	40
Zoning	M-G

## Listing Details

Listing Office	Manor Real Estate Ltd.
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