

# \$625,000 - 134 Evanscrest Park Nw, Calgary

MLS® #A2225291

**\$625,000**

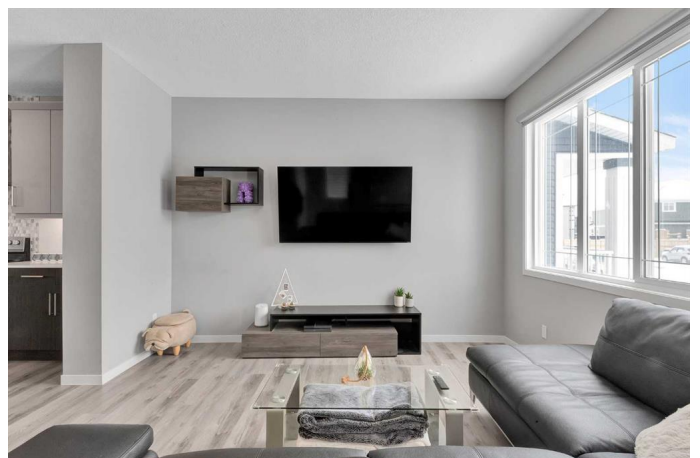
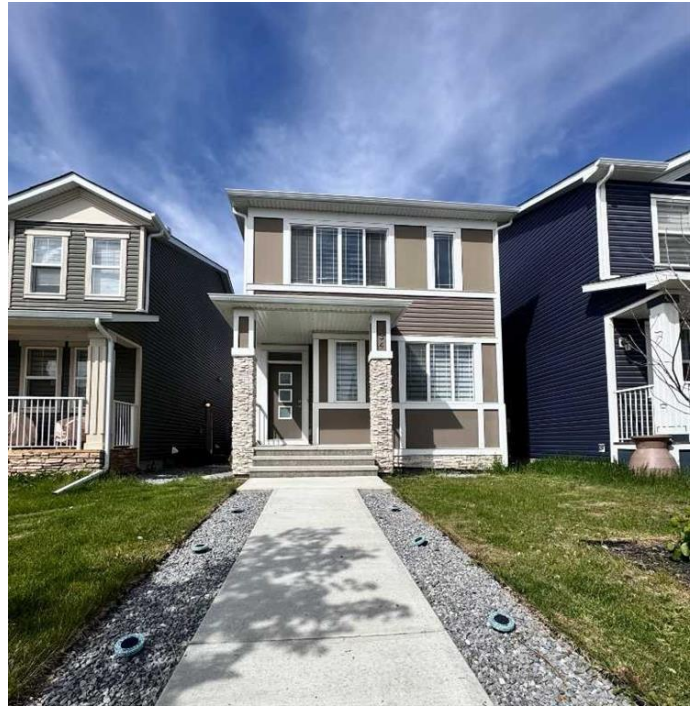
3 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

**\*\*\*OPEN HOUSE SUNDAY JUNE 22**

**1-3PM\*\*\***Welcome to this beautifully maintained 3-bedroom, 2.5-bath home nestled in Calgary's desirable NW community of Evanston! Perfectly positioned on a south-facing lot, this home is filled with natural light creating a warm and inviting atmosphere. Step inside to an open-concept main floor with 9 ft ceilings, durable and stylish luxury vinyl plank flooring throughout. The spacious living room flows seamlessly into a modern kitchen with two-toned cabinetry, upper and under cabinet lighting, all stainless steel appliances, quartz counters, modern backsplash, and separate pantry. The dining area is perfect for entertaining and family gatherings. Stay comfortable year-round with central air conditioning, and enjoy the added convenience and luxury of a water softener system, especially with Calgary's hard water. Upstairs, the primary suite is a true retreat with a feature wall, a large walk-in closet and complete with a luxurious ensuite offering double sinks. Two additional bedrooms and another full bathroom round out the upper level—ideal for a growing family, or guests! The property also boasts a large deck, backyard and an oversized detached double garage (21.4â€™™ x 21.4â€™™)â€”plenty of space for vehicles & storage! The unfinished basement also features 9 ft ceilings, roughed in plumbing and separate side entry, perfect for you to complete the space for your family's needs. Located in one of Calgaryâ€™™s most



family-oriented neighborhoods, Evanston offers three excellent schools nearby: Kenneth D. Taylor School (K-4), Our Lady of Grace School (K-9), St. Josephine Bakhita School (7-12). With parks, pathways, and amenities just minutes away, this home combines comfort, convenience, and community. Quick access to all your major roads! Donâ€™t miss your chance to make it yours! Book your private showing with your favorite today!

\*\*\*SEE VIRTUAL TOUR\*\*\*

Built in 2019

### Essential Information

MLS® #	A2225291
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	134 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1J2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Oversized

# of Garages 2

### Interior

Interior Features Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener

Heating Central, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 28th, 2025

Days on Market 23

Zoning R-G

### Listing Details

Listing Office The Real Estate District

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