

# \$649,998 - 41 Evanscrest Rise Nw, Calgary

MLS® #A2219646

**\$649,998**

4 Bedroom, 4.00 Bathroom, 1,492 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to this well-kept 4-bedroom, 3.5-bathroom home offering over 2,100 sq ft of beautifully finished living space in the vibrant, family-focused community of Evanston.

This home is ideal for families, with nearby schools, parks, green spaces, and playgrounds. Youâ€™re also just minutes away from grocery stores, shopping, restaurants, and have easy access to major roads like Stoney Trail and 14th Streetâ€”making commutes simple and convenient.

Upstairs, youâ€™ll find three spacious bedrooms, including a comfortable primary suite, plus a convenient upper-floor laundry roomâ€”a major time-saver for busy households.

The main floor is bright and functional, with a welcoming kitchen featuring granite countertops, a central island, and plenty of storage. The open-concept living and dining space includes a cozy gas fireplace, perfect for relaxing evenings. Step outside to the large deck off the main floor, offering the perfect outdoor space for BBQs, lounging, or entertaining.

The fully finished walkout basement is a standout, featuring a fourth bedroom and full



bathroom, plus a generous family room with an overhead projector, surround sound speakers, and is wired for a home theatre experience. There's even a hidden fort under the stairsâ€”a fun and creative space for kids.

Additional features include central A/C for summer comfort, custom exterior trim lighting that adds charm and brightness year-round, and 30 amp wiring already in place for a future garage, giving you flexibility for expansion or workshop needs.

This home truly blends comfort, functionality, and personalityâ€”all in a welcoming neighborhood thatâ€™s perfect for growing families.

Built in 2015

### Essential Information

MLS® #	A2219646
Price	\$649,998
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,492
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	41 Evanscrest Rise Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 0R7

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	5
Zoning	R-G

### Listing Details

Listing Office	Royal LePage Benchmark
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