

# \$585,000 - 70 Evanscrest Road Nw, Calgary

MLS® #A2234812

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,745 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Open House Sunday August 10th 1-4pm!

Welcome to this stunning 3-bedroom, 2.5-bath home, nestled on a quiet street with a sunny south-facing backyard! Featuring nearly 1,745 sq ft of beautifully designed living space and an unfinished basement ready for your creative touch, this home is bright, modern, and full of potential.

The home features a charming front porch—perfect for sipping your morning coffee or evening tea while watching the kids play in the front yard.

Step inside to a spacious open-concept layout with soaring 9-foot ceilings and large windows that flood the home with natural light. The inviting living room flows seamlessly into the generous dining area—perfect for hosting large gatherings. A handy built-in workspace is cleverly tucked beside the stairs, ideal for remote work or study.

The heart of the home is the stunning kitchen, complete with a large island that seats three, granite countertops, classic subway tile backsplash, stainless steel appliances, and stylish cabinetry with a mantel detail. The private mudroom at the rear includes a discreetly placed powder room and opens onto a large deck—ideal for BBQs and soaking up the sun in your south backyard.

With rear lane access, there's room for future RV/boat parking or an oversized double garage. Upstairs, the primary suite offers a walk-in closet and a bright 4-piece ensuite with a window. Two additional spacious bedrooms,



a beautiful main bath, and convenient upstairs laundry complete the upper level.

The basement is wide open, featuring a big south-facing window and endless potential for additional living space or a custom family entertainment area.

Recent upgrades include a brand-new roof and siding, along with new soffits and downspouts for added peace of mind and curb appeal.!! New dishwasher. Located in the sought-after community of Evanston, known for its family-friendly vibe, parks, playgrounds, schools, and easy access to Stoney Trail and Symons Valley Parkway, this turnkey home is truly move-in ready. Instant hot water tank is a bonus.

Click the 3D tour link to exploreâ€”and get ready to fall in love. Welcome home!

Built in 2018

**Essential Information**

MLS® #	A2234812
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	70 Evanscrest Road Nw
Subdivision	Evanston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P1J1

### Amenities

Parking Spaces	3
Parking	None, Parking Pad

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	49
Zoning	R-G

### Listing Details

Listing Office	Grand Realty
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