

# \$558,000 - 70 Evanscrest Road Nw, Calgary

MLS® #A2234812

**\$558,000**

3 Bedroom, 3.00 Bathroom, 1,745 sqft

Residential on 0.07 Acres

Evanston, Calgary, Alberta

Open House Sunday August 24th 1-4pm!

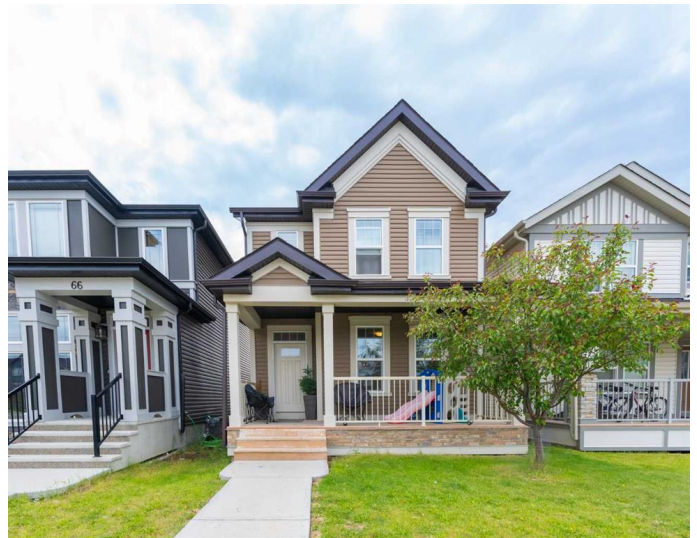
Welcome to this stunning 3-bedroom, 2.5-bath home, nestled on a quiet street with a sunny south-facing backyard! Featuring nearly 1,745 sq ft of beautifully designed living space and an unfinished basement ready for your creative touch, this home is bright, modern, and full of potential.

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 explore and get ready to fall in love. Welcome home!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234812    |
| Price          | \$558,000   |
| 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 | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Granite Counters |
| 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 | 74              |
| Zoning         | R-G             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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