



**86 Evanscrest Manor NW
Calgary, Alberta**

MLS # A2313722



\$475,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome Home to this meticulously maintained 3-bedroom, 2.5-bath home that truly feels brand new and is completely move-in ready. Perfectly located facing the park, this beautiful home offers a warm and functional layout designed for everyday living. Step inside to a bright and spacious open-concept layout featuring a generous living room and a stylish kitchen complete with stainless steel appliances, a center island, and plenty of space for family gatherings and entertaining guests. The seamless flow to the private deck creates the perfect spot for summer BBQs, morning coffee, or simply relaxing after a long day. Stay comfortable all summer long with central air conditioning, while the attached tandem double garage and full-size driveway provide ample parking and storage space. Enjoy easy access to transit, walking paths, major highways, shopping, restaurants, and everyday amenities — everything you need is just minutes away. From the pristine condition to the thoughtful layout and unbeatable location, this home offers exceptional value and pride of ownership throughout. ***VIRTUAL TOUR AVAILABLE***