



**54 Evanscrest Manor NW  
Calgary, Alberta**

**MLS # A2319902**

**\$474,800**



<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** N/A

OPEN HOUSE SATURDAY JUNE 13 2PM TO 5PM **\*\*Facing the Park!\*\***Seller will pay Condo Fees for 2026!\*\* Welcome to this like new Three Bedroom townhouse in the highly sought after northwest community of Evanston. Offering a perfect blend of style, comfort, and functionality, this turnkey home is move-in ready and waiting for its next owners. The welcoming entry level features a spacious foyer, a bright and versatile Home Office ideal for Remote Work, convenient under stair storage, and direct access to the Double Attached Garage. The main living area showcases a bright, open concept layout, Luxury Vinyl plank Flooring, Quartz Countertops, and a convenient powder room. Designed with both everyday living and entertaining in mind, the stylish kitchen features stainless steel appliances, a microwave hood fan, large island with eating area, and an upgraded refrigerator with water and ice dispenser. Enjoy your morning coffee in the sunny east-facing breakfast nook or step outside to the private balcony complete with a gas line for your BBQ. The generous living room offers plenty of space for family and guests and includes a built-in alcove with a quartz topped workspace. Upstairs, you'll find Upgraded Carpeting, a dedicated laundry closet, three spacious bedrooms, and two full bathrooms with tile flooring. The Primary Retreat features a Walk-in Closet and Private Ensuite for added comfort. All window coverings are included, and this ideally situated unit fronts onto a beautiful park, providing peaceful views, added privacy, and a wonderful sense of openness. Don't miss this exceptional opportunity to own a stylish, low-maintenance home in one of Evanston's most desirable locations. Book your showing today! Some photos are virtually staged.