



**30 Evanscrest Heights NW
Calgary, Alberta**

MLS # A2321726



\$664,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE 4th July (this Saturday) from 1-4pm, ****Watch the video tour**** Whether you're a first-time home buyer looking for a mortgage helper or an investor seeking a cash-flow opportunity, this beautifully maintained home with a LEGAL WALKOUT BASEMENT SUITE is one you won't want to miss. Located in the highly sought-after community of Evanston, this thoughtfully designed home offers an open-concept main floor featuring a bright living room, spacious dining area, and a well-appointed kitchen complete with granite countertops, stainless steel appliances, a stylish tile backsplash, ample cabinetry, and a pantry for additional storage. A convenient mudroom and 2-piece bathroom complete the main level. Step outside onto the rear deck and enjoy elevated views of the surrounding community. Upstairs, you'll find a spacious primary retreat with a walk-in closet and private ensuite, two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry. Elegant glass-panel staircase railings add a modern touch, while granite countertops throughout the bathrooms provide a cohesive and upgraded finish. The fully self-contained legal walkout basement suite offers its own private entrance, kitchen, living area, bedroom, full bathroom, and separate laundry, making it ideal for extended family, tenants, or additional rental income. Completing the property is a rare triple detached garage, providing ample space for vehicles, storage, and hobbies. Located close to schools, parks, playgrounds, shopping, restaurants, and major commuter routes, this home offers the perfect blend of lifestyle, functionality, and income potential in one of Northwest Calgary's most desirable communities.