



GRASSROOTS
REALTY GROUP

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30 Evanscrest Rise NW
Calgary, Alberta

MLS # A2350156



\$619,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,680 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Brick, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Open House Sunday Oct 11, 2026 (1Pm- 3Pm) Welcome to this beautifully maintained, modern home in the highly sought-after community of Evanston! Designed with an open-concept layout, this home offers the perfect blend of style, comfort, and functionality. As you step inside, you'll be greeted by 9-foot ceilings, rich engineered hardwood flooring, and an abundance of natural light streaming through the large windows. The spacious living and dining areas flow seamlessly into the stunning kitchen, featuring premium KitchenAid stainless steel appliances, quartz countertops, 48-inch upper cabinets, and ample workspace—perfect for everyday living and entertaining. The main floor also offers a versatile den, ideal for a home office or study, along with a convenient 2-piece powder room. Upstairs, you'll find a spacious bonus room, three generously sized bedrooms, and two full bathrooms. The primary suite is a relaxing retreat complete with a large walk-in closet and a beautifully appointed ensuite. The newly developed basement adds exceptional living space, featuring a spacious recreation room, a full bedroom, a full bathroom, and a stylish wet bar—ideal for entertaining guests, accommodating extended family, or creating the perfect media or games room. Enjoy sunny afternoons in the west-facing backyard, complete with a deck, plenty of green space, and a double detached garage. Conveniently located just minutes from schools, playgrounds, shopping, public transit, parks, and a wide range of amenities, this home offers outstanding value in one of NW Calgary's most desirable family communities. Don't miss this incredible opportunity to own a move-in-ready home in Evanston. Book your private showing today!

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