

\$624,900 - 91 Evanscrest Way Nw, Calgary

MLS® #A2263952

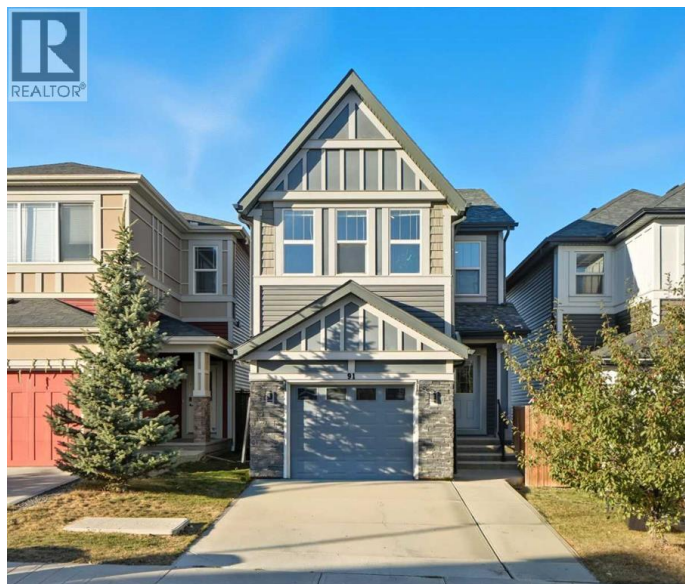
\$624,900

3 Bedroom, 3.00 Bathroom, 1,698 sqft

Single Family on 0.07 Acres

Evanston, Calgary, Alberta

Welcome to 91 Evanscrest Way NW – Where Comfort Meets Contemporary Living. Every detail of this home is crafted for modern family life. Nestled in the sought-after community of Evanston, this stunning two-storey residence blends timeless design, thoughtful upgrades, and inviting spaces that make everyday living effortless. Step inside and experience an open-concept main floor that seamlessly connects kitchen, dining, and living areas – perfect for family gatherings or entertaining friends. The modern kitchen features elegant finishes, sleek cabinetry, and a brand-new dishwasher. Anchored by a spacious island and complemented by 6-inch pot lights throughout, the space feels bright, warm, and ready for your personal touch. Just beyond, the freshly painted deck opens onto a fully developed backyard with no neighbors behind, offering privacy and the perfect setting for morning coffee, BBQs, or quiet evenings under the stars. Upstairs, discover the heart of the home: a large bonus room with vaulted ceilings, bathed in natural light and ideal for movie nights, family games, or a cozy retreat. The primary bedroom is your personal haven, featuring large windows, a walk-in closet, and serene vibes for restful nights. Two additional spacious bedrooms and a convenient upper laundry room complete the upper level – designed with everyday comfort in mind. Downstairs, the undeveloped basement offers exceptional potential – with room to build a two-bedroom legal suite. Whether for



rental income, extended family, or future value, this lower level gives you flexibility to grow and personalize your space. Located in the heart of Evanston, one of northwest Calgary's most family-friendly neighborhoods, this home is surrounded by a welcoming community where neighbors know each other by name. Community features beautiful walking trails, scenic ponds, and lush green spaces, making it perfect for evening strolls or outdoor play. You'll love the convenience of nearby Evanston Neighborhood - home to Sobeys, Shoppers Drug Mart, Pet Valu, DQ, and a variety of cafés and restaurants. Plus, Creekside Shopping Centre and Beacon Hill are just minutes away, offering access to Costco, Home Depot, Canadian Tire, and more. Families will appreciate being close to Our Lady of Grace School (K-9) and Evanston School (K-4), with several other public and Catholic schools just a short drive away. Commuting is easy with quick access to Stoney Trail, Shaganappi Trail, and Symons Valley Parkway. (id:6289)

Built in 2015

Essential Information

Listing #	A2263952
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,698
Acres	0.07
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 Evanscrest Way Nw
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Subdivision	Evanston
City	Calgary
Province	Alberta
Postal Code	T3P0R7

Amenities

Amenities	Schools, Shopping
Features	No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Dryer, Microwave, Garage door opener
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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