



GRASSROOTS
REALTY GROUP

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18 Evanscrest Heights NW
Calgary, Alberta

MLS # A2274763



\$649,900

Division:	Evanston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	Air Conditioner		
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Welcome to this beautiful and spacious 5-bedroom detached laned home in the highly sought-after community of Evanston! Offering a perfect blend of comfort, functionality, and modern upgrades, this property sits on a rare walkout lot and features a 2-bedroom basement illegal suite—ideal for extended family, home office or personal entertainment space. Step inside to discover high ceilings, abundant natural light from triple-pane windows, and an open-concept main floor designed for both everyday living and entertaining. The heart of the home is the massive kitchen island, complemented by a gas range, ample cabinetry, and a seamless flow to the dining and living spaces. Upstairs, you’ll find three generous bedrooms, perfect for growing families. This home is loaded with upgrades, including new roof (2025) and central AC, ensuring comfort year-round. Enjoy the outdoors with a rear deck, double detached garage, and the added convenience of a walkout basement. Located in the vibrant and family-friendly community of Evanston, residents enjoy beautiful pathways, parks, playgrounds, established schools, convenient shopping options, and easy access to transit and major roadways. A perfect opportunity to own a versatile and well-maintained home in one of NW Calgary’s most desirable neighbourhoods. Book your showing now!