



**112 Evanscrest Square NW
Calgary, Alberta**

MLS # A2287116



\$458,000

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|------------------|------------------------------|---------------|------------------|
| Division: | Evanston | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,276 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 262 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: None

Situated in the established and family-oriented community of Evanston, this 3-bedroom, 2 full bathroom townhouse offers a practical layout, comfortable living space, and a location that brings everyday convenience. Positioned beside open green space, the home enjoys added privacy and a more expansive view — a rare advantage in townhome living. The nearby outdoor space is ideal for families, pet owners, or anyone who appreciates a more open and less crowded setting. The main floor features a bright, open-concept design that seamlessly connects the living room, dining area, and kitchen. The layout is functional and inviting, with ample cabinetry and workspace in the kitchen to support both daily living and entertaining. For added convenience, the laundry is thoughtfully located on the upper level. Upstairs, you will find three well-proportioned bedrooms, including a primary bedroom complete with its own private ensuite. A second full bathroom serves the additional bedrooms, offering comfort and flexibility for family members or guests. The attached double garage provides secure parking for two vehicles and can also accommodate additional storage — an important feature for Calgary winters and active households. This home has been carefully maintained and presents as move-in ready. With close proximity to parks, schools, shopping, and major roadways, it offers both comfort and accessibility in one of NW Calgary's desirable communities. An excellent opportunity for first-time buyers, young families, downsizers, or investors seeking a solid property in a strong location.