



**306, 15 Evanscrest Park NW
Calgary, Alberta**

MLS # A2302479



\$429,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,416 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Portable AC (2X)

There's something special about a home that just feels right the moment you step in—and this one quietly delivers. With 2 spacious bedrooms, a versatile FLEX/BONUS ROOM, and 2.5 bathrooms, the layout is designed to grow with you. The kitchen is open and inviting, finished with quartz countertops and plenty of space to cook, gather, and connect. It flows naturally into a bright, spacious living and dining area, enhanced by LARGE WINDOWS that fill the room with natural light—creating a warm, welcoming space for both quiet evenings and hosting the people who matter most. Step out onto your balcony, with room for a BBQ and a place to unwind at the end of the day. The attached tandem DOUBLE GARAGE offers flexibility for two vehicles, extra storage, or even a small workspace—built for real life. Facing a peaceful courtyard, this home offers a calm setting while still being just a short walk to the park, transit, and everyday amenities. With easy access to major roads, everything you need is right within reach. A home that brings together comfort, function, and a sense of ease—ready for you to make it your own. ***VIRTUAL TOUR AVAILABLE***