



**90 Evanscrest Road NW  
Calgary, Alberta**

**MLS # A2205159**



**\$639,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Welcome to this beautifully designed 2-storey home, offering the perfect blend of comfort and convenience. This property features 3 spacious bedrooms and 2.5 bathrooms, making it ideal for families looking for a modern and practical living space. The main floor boasts an open and inviting layout, with plenty of natural light throughout. Enjoy the luxury of a separate double garage equipped with EV charging, ready to meet your green energy needs. The home also comes with a solar panel rough-in, offering the opportunity to add solar panels and reduce your energy bills. Other standout features include a tankless water heater for on-demand hot water and a prime location on a quiet, family-friendly street. You'll be just moments away from shopping, schools, and a bus route, ensuring you have everything you need within reach.