

# \$459,000 - 280 Evanscrest Way Nw, Calgary

MLS® #A2206697

**\$459,000**

2 Bedroom, 3.00 Bathroom, 1,302 sqft  
Residential on 0.02 Acres

Evanston, Calgary, Alberta

LOW CONDO FEE \_ DOUBLE MASTER  
BEDROOMS \_ SHOWHOME CONDITION \_  
ADDITIONAL SURFACE PARKING -

Welcome to this stunning three-story townhouse in the vibrant community of Evanston Park, NW Calgary! This home is designed for modern living and offers the perfect blend of style, comfort, and convenience. The open-concept main level is bright and inviting, featuring a sleek contemporary kitchen with quartz countertops, stainless steel appliances, and modern light fixtures—an ideal space for cooking, entertaining, or unwinding after a long day. The spacious living area flows seamlessly onto a south-facing balcony, where you can soak up the sun or grill with the built-in BBQ gas line hookup.

Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite. These bedrooms provide comfort and privacy for families, professionals, or roommates. The attached tandem garage easily accommodates two vehicles.

It offers additional storage, but the rare additional TITLED SURFACE PARKING truly sets this home apart—a massive bonus for guests or a third vehicle.

With a LOW CONDO FEE and a prime location just minutes from parks, schools, shopping, and transit, this home perfectly



combines modern convenience and everyday practicality.

Don't miss out – this one won't last long!

Built in 2021

### Essential Information

MLS® #	A2206697
Price	\$459,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	280 Evanscrest Way Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R3

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Additional Parking, Double Garage Attached, Stall, Titled
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	4
Zoning	M-G

### **Listing Details**

Listing Office	Manor Real Estate Ltd.
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.