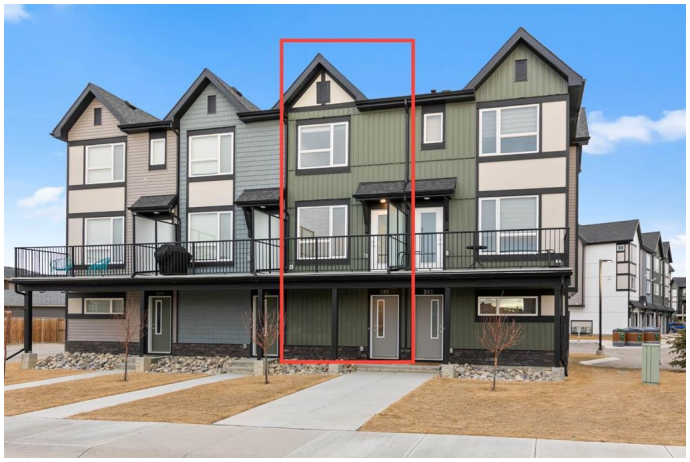
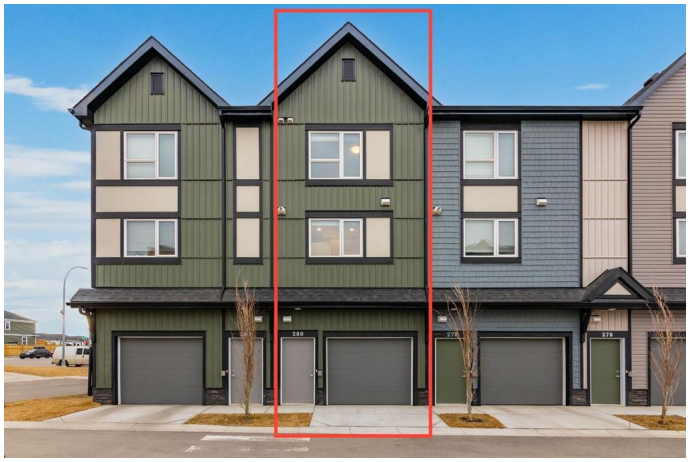
# $449,900 - 280 Evanscrest Way Nw, Calgary

MLS® #A2206697

**$449,900**
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 fixturesâ€”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, youâ€™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 â€”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.
Donâ€™t miss outâ€”this one wonâ€™t last long!

Built in 2021

## Essential Information

| | |
|---|---|
| MLS® # | A2206697 |
| Price | $449,900 |
| 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 | 35 |
| Zoning | M-G |

## Listing Details

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

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