

**406, 15 Evanscrest Park NW  
Calgary, Alberta**

**MLS # A2286208**



**\$414,900**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Evanston                          |               |                  |
| <b>Type:</b>     | Residential/Other                 |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                |               |                  |
| <b>Size:</b>     | 1,203 sq.ft.                      | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 2                                 | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Oversized, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Lane                         |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 243 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to effortless living in the heart of Evanston. Perfectly positioned beside green space and minutes from everyday amenities, this beautifully maintained home blends smart design with unbeatable convenience. The insulated and drywalled single attached garage offers more than just parking — with its generous size, it easily accommodates extra storage, a workshop setup, or flexible bonus space depending on your needs. Inside, the main level is designed for connection and comfort. The open-concept kitchen anchors the space with stainless steel appliances, timeless shaker cabinetry, tiled backsplash, and durable luxury vinyl plank flooring. Whether you're hosting friends or enjoying a quiet evening at home, the seamless flow into the dining and living areas makes entertaining easy and natural. This home also comes with custom added cabinets and counters - one of a kind! With dual primaries, each space includes its own private ensuite, one with bath and the other with walk in shower, offering privacy and flexibility — ideal for roommates, guests, or a home office setup. Upper-floor laundry adds everyday practicality exactly where you need it. Step outside to your private balcony, complete with a gas line for summer BBQs, and enjoy peaceful views of the adjacent park and pathways. Located just a short five-minute walk to Sobeys, Shoppers Drug Mart, restaurants, medical offices, and more, this home puts everything within easy reach.

Evanston's extensive pathway system connects you to nearby parks and green spaces, making it simple to enjoy the outdoors year-round. An exceptional opportunity for first-time buyers, investors, or anyone seeking low-maintenance living in a vibrant northwest community.