

# \$615,000 - 163 Evanscrest Way Nw, Calgary

MLS® #A2265476

**\$615,000**

4 Bedroom, 4.00 Bathroom, 1,659 sqft

Residential on 0.01 Acres

Evanston, Calgary, Alberta

Beautiful home in the sought after neighbourhood of Evanston! This home boasts large bedrooms, living areas, attached garage with EV connection and central air conditioner! Main floor has a large foyer and 2 pc powder room and an open concept living room, dining room and kitchen. Second level has an extra large primary bedroom with walk in closet and 4 pc ensuite plus 2 other great sized bedrooms! The second level also has a bonus room, 4 pc bathroom, laundry room and linen closet. In the basement, you will find another bedroom, living area, 3 pc bathroom with stand up shower, furnace room and storage room. The front drive attached garage has an EV connection ready and extra room for additional storage. the driveway is wide enough to park 2 cars easily. Large backyard with good sized deck. The central ac unit provides cooling in the hot summer months. This home has a brand new roof that was installed last month and hail damage repairs completed except for a couple of window screens. This home has been well maintained with newer finishes and move in ready! Close proximity to many amenities, schools and major roadways make this an ideal home!

Built in 2016

## Essential Information

MLS® # A2265476

Price \$615,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,659       |
| Acres          | 0.01        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 163 Evanscrest Way Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0S3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer           |
| Heating           | ENERGY STAR Qualified Equipment                                                                        |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full                                                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, No Neighbours Behind, Paved |
| Roof              | Asphalt Shingle                        |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 30                 |
| Zoning         | R-G                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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