

# \$689,900 - 130 Evanscrest Road Nw, Calgary

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MLS® #A2235110

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,623 sqft

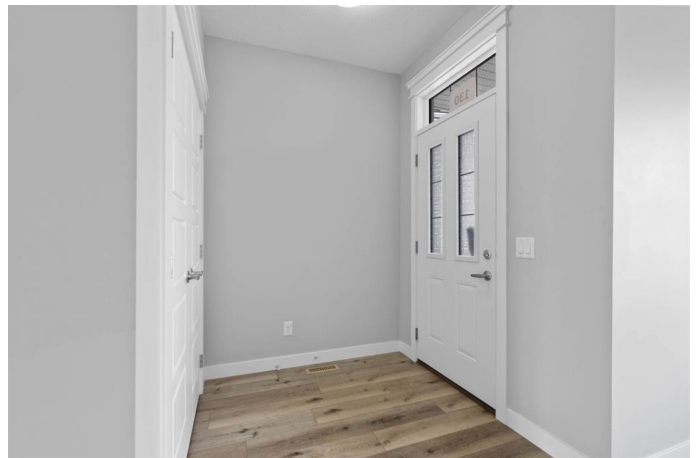
Residential on 0.08 Acres

Evanston, Calgary, Alberta

Discover the perfect blend of lifestyle and investment opportunity at 130 Evanscrest Road NW, nestled in the heart of EVANSTON—one of NW Calgary's most established and amenity-rich communities. This home stands out with a builder-built LEGAL BASEMENT SUITE offering over 700 sq. ft. of private living space, complete with a separate entrance, full kitchen, laundry, and bathroom—ideal for rental income, extended family, or mortgage support. Just minutes from top-rated schools, shopping centres, parks, playgrounds, and walking paths, this location offers unbeatable convenience for growing families and professionals alike.

Inside, the main floor boasts a bright and spacious open-concept layout, perfect for everyday living and entertaining. The chef-inspired kitchen features a gas range, stainless steel appliances, stylish cabinetry, and a large central island—making meal prep a joy. Upstairs, you'll find three well-sized bedrooms including a serene primary suite with a spa-like ensuite featuring a soaker tub, separate standing shower, and generous closet space. Thoughtfully designed and ideally located, this home is a rare opportunity for both homebuyers and investors looking for lasting value in a mature, connected neighbourhood.

Built in 2020



## Essential Information

MLS® #	A2235110
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	130 Evanscrest Road Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1J3

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Irregular Lot, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R-G

### **Listing Details**

Listing Office	Manor Real Estate Ltd.
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