140 Evanscrest Gardens NW

Calgary | Active | MLS® A2350946

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,241 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

Welcome to 140 Evanscrest Gardens NW, a home that makes everyday living feel just a little more enjoyable. Tucked into one of Evanston's most desirable settings, this beautifully maintained 1241 sq ft end unit townhome enjoys a peaceful outlook toward greenspace & walking paths, creating an unexpected sense of privacy & calm. With three bedrooms, 2.5 bathrooms, a rare double attached garage & a wonderfully versatile layout, this is the kind of home that can comfortably take you from your first purchase to your next chapter. From the moment you arrive, there is an inviting sense of space. A private fenced patio welcomes you at the front, while the end unit design brings additional windows & natural light throughout. Inside, the main living level is bright, airy & effortlessly connected, with 9 foot ceilings & large windows creating an uplifting backdrop for everyday life. The living room opens seamlessly to the dining area & kitchen, making it easy to stay connected whether you're enjoying a quiet evening at home or entertaining friends. The kitchen is both stylish & practical, with light modern cabinetry, stainless appliances, generous storage, a pantry & a large central island with a breakfast bar, the natural gathering place for morning coffee, casual meals & lingering conversations. Beyond the living room, step onto your private balcony & let the day slow down. Overlooking the central green space & courtyard, with no homes directly across, it offers a peaceful outdoor escape for morning coffee, an evening glass of wine or summer BBQs with friends. A gas hookup & electrical outlet make outdoor entertaining wonderfully convenient. A 2-piece powder room & generous under stair storage complete the main level. Upstairs, the primary suite provides a private retreat, featuring a spacious walk-in closet and beautifully appointed 3-piece ensuite. Two additional bedrooms offer flexibility for children, guests, a home office or whatever your life requires next, while a full 4-piece bathroom completes the upper level. The lower level adds another layer of versatility, with a welcoming flex area, laundry, excellent storage & direct access to the double attached garage. There is room here not only for your vehicles, but for bikes, sporting equipment & all the things that come with an active Calgary lifestyle. Outside your front door is a community designed for living well. Evanston's extensive pathways, parks, playgrounds & green spaces make it easy to get outside, while Evanston Towne Centre puts shops, cafés, restaurants & everyday conveniences close at hand. Creekside Shopping Centre, Beacon Hill, Sage Hill Quarter & Market Mall are nearby, with Stoney Trail & 14th Street NW providing exceptional access across the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350946
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,241 sq. ft.
Main Level Finished Area:	622 sq. ft.
Upper Level Finished Area:	619 sq. ft.
Below Grade Finished Area:	237 sq. ft.
Condo Fee:	$380.71
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions
Front Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1611797

Heating:	Forced Air
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Evanston
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions

Main Floor	Living Room · 13'10" × 13'8" ·
Main Floor	Dining Room · 13'9" × 6'8" ·
Main Floor	Kitchen · 13'3" × 11'11" ·
Main Floor	Breakfast Nook · 7'7" × 5'3" ·
2nd Floor	Bedroom - Primary · 13'9" × 11'7" ·
2nd Floor	Bedroom · 9'7" × 8'6" ·
2nd Floor	Bedroom · 14'8" × 10'5" ·
Basement	Laundry · 13' × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-evanscrest-gardens-nw-calgary-a2350946/

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