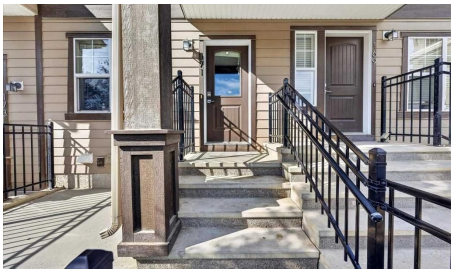
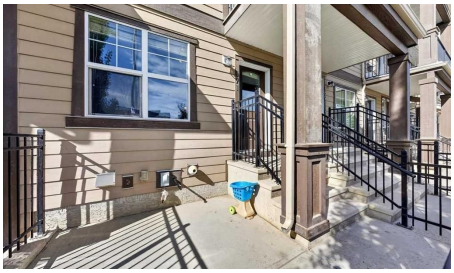
171 Evanscrest Gardens NW

Calgary | Active | MLS® A2344290

$305,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2016**	**673.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to effortless, single-level living in one of Calgary's most sought-after communities. Offering the feel of a townhouse with the convenience of bungalow-style living, this thoughtfully designed 2-bedroom, 1-bathroom home combines comfort, functionality, and low-maintenance living with an affordable monthly condo fee.
Step inside to a bright, inviting open-concept layout where the spacious living room seamlessly connects to the modern kitchen. The kitchen features quartz countertops, quality appliances, abundant cabinetry, a pantry, and a central island with room for seating-ideal for everyday living and entertaining. Conveniently located just beyond the kitchen are the 4-piece bathroom and in-suite laundry.
Both bedrooms are generously proportioned and privately situated at the rear of the home. The primary bedroom offers a walk-in closet, while the spacious second bedroom provides excellent flexibility for guests, a home office, or personal use.
One of the standout features is the double attached tandem garage, offering secure parking and valuable storage space. The garage provides direct access to the home via an interior staircase, while the private furnace and hot water heater are conveniently located within the garage area. Piping and electrical wiring for air conditioning are already in place (roughed-in) enabling a plug-and-play operation when required.
Outside, enjoy the beautifully landscaped courtyard-an inviting shared outdoor space to relax, unwind, or enjoy some fresh air. The location is equally impressive, with walking and biking trails, parks, shopping, restaurants, and cafés all close by. Many everyday amenities are just 2-5 minutes away, schools and emergency services approximately 5-8 minutes, and Calgary International Airport about 15 minutes.
Currently occupied by an excellent tenant who is willing to remain, an attractive opportunity for investors seeking rental income from possession.
A rare combination of location, functionality, garage space, low-maintenance living, and investment potential-an exceptional opportunity in Evanston!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344290
Bedrooms	2
Bathrooms	1
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:	Townhouse-Stacked
Total Living Area:	673.22 sq. ft.
Main Level Finished Area:	673.22 sq. ft.
Below Grade Finished Area:	140.09 sq. ft.
Condo Fee:	$259.20
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1611153
Heating:	Forced Air, Natural Gas

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Evanston
Amenities:	Gazebo, Other, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes

Main Floor	Kitchen · 10'7" × 9'11" ·
Main Floor	Living Room · 13'2" × 9'11" ·
Main Floor	Bedroom - Primary · 10'11" × 10'5" ·
Main Floor	Bedroom · 10'6" × 10'4" ·
Main Floor	Walk-In Closet · 6'7" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Courtyard, Garden
Patio And Porch Features:	Enclosed, Front Porch
Lot Features:	Paved, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/171-evanscrest-gardens-nw-calgary-a2344290/

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