311 Evanscrest Square NW

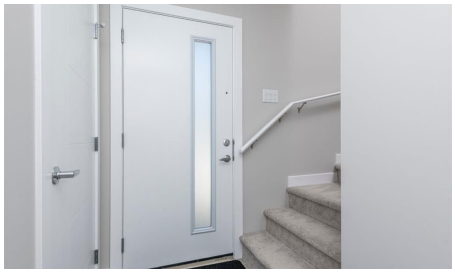
Calgary | Active | MLS® A2355347

$370,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2021**	**1,082 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Unison Realty Group Ltd.

A closer look

Discover the perfect combination of modern comfort, functional design, and everyday convenience in this beautifully maintained 2-bedroom, 2.5-bathroom townhome, ideally situated in the highly sought-after northwest Calgary community of Evanston!
One of this home's standout features is its desirable location alongside expansive green space, offering a refreshing sense of openness, enhanced privacy, and scenic surroundings rarely found in townhouse living. Whether enjoying the outdoors, spending time with family, or simply appreciating the peaceful setting, this location provides an exceptional lifestyle advantage.
Step inside to a bright and welcoming interior featuring a thoughtfully designed open-concept main floor that effortlessly brings together the living, dining, and kitchen areas. Natural light enhances the inviting atmosphere, while the spacious kitchen offers generous cabinetry, ample counter space, and a practical layout perfectly suited for everything from casual meals to entertaining family and friends.
The upper level is designed with comfort and convenience in mind, featuring two generously sized bedrooms, including a relaxing primary retreat complete with its own private ensuite. One additional bedrooms provide versatile space for family, guests, or a home office, while a second full bathroom and conveniently located upper-floor laundry add to the home's everyday functionality.
Completing this impressive property is a single-attached garage, providing secure parking, valuable storage space, and welcome protection from Calgary's changing seasons.
Pride of ownership is evident throughout this well-cared-for residence, offering buyers the opportunity to settle into a move-in-ready home without the hassle of immediate improvements.
Located in the vibrant, family-friendly community of Evanston, residents enjoy convenient access to beautiful parks, walking pathways, schools, shopping, restaurants, and essential amenities. Excellent connections to major transportation routes make commuting throughout Calgary convenient and efficient.
An outstanding opportunity for first-time homebuyers, growing families and investors alike!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355347
Bedrooms	2
Bathrooms	3
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,082 sq. ft.
Main Level Finished Area:	434 sq. ft.
Upper Level Finished Area:	509 sq. ft.
Condo Fee:	$222.82
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Lot Area:	914 sq. ft.
Lot Frontage:	12'11 7/8 "
Front Exposure:	West
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	2110795
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Garage Faces Rear, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Evanston
Amenities:	Playground, Secured Parking, Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Inclusions:	N/A

Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 3'10" × 3'10" ·
Main Floor	Mud Room · 3'10" × 3'10" ·
Main Floor	Furnace/Utility Room · 8'11" × 4'9" ·
2nd Floor	Kitchen · 12'11" × 8'3" ·
2nd Floor	Living/Dining Room Combination · 19'10" × 12'1" ·
2nd Floor	Balcony · 12'2" × 6'5" ·
3rd Floor	Bedroom - Primary · 12'2" × 11'3" ·
3rd Floor	Laundry · 3'4" × 3'3" ·
3rd Floor	Bedroom · 9'10" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	City Lot, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-evanscrest-square-nw-calgary-a2355347/

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