56 Evanscrest Manor NW

Calgary | Active | MLS® A2324600

$467,900









Bedrooms	Bathrooms	Year Built	Living area
3	3	2022	1,584.29 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautifully maintained, three-bedroom townhome + Office in the sought-after community of Evanston, where modern design meets everyday convenience. Perfectly positioned facing a scenic park, this stylish home offers peaceful views, added privacy, and a low-maintenance lifestyle. Step inside to a spacious front foyer that leads to a versatile main-floor flex room ideal as a home office, gym, or study space. This level also features convenient under-stair storage and direct access to the double attached garage. The bright and airy main level is designed for both comfortable living and effortless entertaining. Enjoy durable flooring, elegant quartz countertops, and an open-concept layout filled with natural light. The contemporary kitchen is sure to impress with stainless steel appliances, a large central island with seating, perfect place to enjoy your morning breakfast . The adjoining dining area opens onto a private east-facing balcony and the spacious living room offers plenty of room to relax with the family and entertain guests. Upstairs, the carpeting adds warmth throughout the bedroom level, where you'll find three generous bedrooms, a convenient laundry area, and two full bathrooms with tile flooring. The spacious primary suite features a walk-in closet and a private ensuite, creating the perfect retreat at the end of the day. Ideally located close to parks, pathways, schools, shopping, dining, and everyday amenities, this move-in-ready home offers exceptional value in one of Northwest Calgary's most desirable communities. Whether you're a first-time buyer, growing family, or savvy investor, this home checks all the boxes. Opportunities like this don't come along often, schedule your private showing today and discover why this could be the perfect place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324600
Bedrooms	3
Bathrooms	3
Year Built	2022
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:	1,584.29 sq. ft.
Main Level Finished Area:	667.97 sq. ft.
Upper Level Finished Area:	703.95 sq. ft.
Below Grade Finished Area:	142.86 sq. ft.
Condo Fee:	$334.99
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,140 sq. ft.
Lot Frontage:	21'10"
Front Exposure:	Northwest
Entry Level:	2
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
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:	2310821
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double 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:	Other
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Restrictions
Main Floor	Dining Room · 11'1" × 8'1" ·
Main Floor	Kitchen · 16'1" × 11'11" ·
Main Floor	Living Room · 14'2" × 12'10" ·

2nd Floor	Office · 11'1" × 9'11" ·
3rd Floor	Bedroom · 10'2" × 9'3" ·
3rd Floor	Bedroom - Primary · 13'7" × 11'2" ·
3rd Floor	Walk-In Closet · 5' × 4'6" ·
3rd Floor	Bedroom · 12'2" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-G
Listed Date:	Jun 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/56-evanscrest-manor-nw-calgary-a2324600/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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