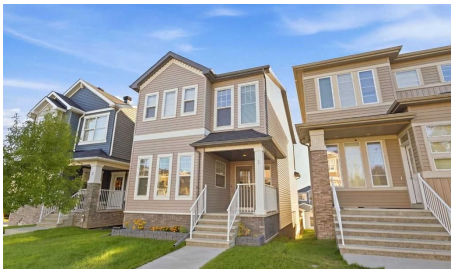
6 Evanscrest Heights NW

Calgary | Active | MLS® A2346792

$625,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**1,653.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

PRICE IMPROVEMENT! When you’re growing your family, you realize you have less time. Which is why this upgraded MOVE IN READY home in IMMACULATE CONDITION is perfect for your family! It’s located on a QUIET STREET in Evanston with excellent curb appeal, as you walk in you’ll appreciate the MAIN FLOOR DEN/FLEX SPACE with tons of natural light spilling in for your home office, kid’s playroom, or even private dining room. Heading into the OPEN CONCEPT entertainer’s layout kitchen/living/dining room with 9 FT CEILINGS, you’ll notice the upgraded STAINLESS STEEL APPLIANCES w/ GAS STOVE, durable hardwood floors, QUARTZ COUNTERS (includes ensuite and full bath upstairs), and the matching built-in pantry. There’s no compromise upstairs, adding 9 FT CEILINGS in the primary bedroom with DUAL VANITY ensuite, and a HUGE WALK-IN CLOSET. Two more good-sized bedrooms and UPPER LAUNDRY ROOM complete the 2nd storey. The finished WALK-OUT BASEMENT offers a huge bedroom with large window, as well as a rec room w/ WET BAR, and full bathroom and extra storage space. Since time is precious with your family, the amount of time saved in having a LOW MAINTENANCE BACKYARD is invaluable, no need to cut the grass or stain the deck there. In addition, you will have peace of mind knowing that the ROOF and SIDING (including garage) are new from 2024. Convenience is built into the location, with easier pickups and dropoffs at K-9 schools within 5 mins. Restaurants, groceries, and services all within 5 mins. It’s so easy to make your COSTCO run (12 mins) or leave for vacation to the airport (12 mins). Imagine a fun family day at the local bowling alley (5 mins), or even a full day of activity at VIVO (8 mins): swimming, skating, fitness centre and tons of activities for the whole family! With great access to Stoney Tr and Deerfoot, it’s hard not to say YES to this home, come see it today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346792
Bedrooms	4
Bathrooms	4
Year Built	2017
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,653.85 sq. ft.
Main Level Finished Area:	796.94 sq. ft.
Below Grade Finished Area:	738.09 sq. ft.
Acreage:	No
Lot Area:	2,615 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	West
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1610146
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, Rear Drive
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Foyer · 15'6" × 7'5" ·
Main Floor	Living Room · 15' × 12'4" ·
Main Floor	Dining Room · 10'8" × 7'8" ·
Main Floor	Kitchen · 10'10" × 10'8" ·
Main Floor	Office · 10'5" × 9'9" ·
2nd Floor	Bedroom - Primary · 13'8" × 11'3" ·
2nd Floor	Bedroom · 13'3" × 9'3" ·
2nd Floor	Bedroom · 13'3" × 9'3" ·
2nd Floor	Walk-In Closet · 10'1" × 7'2" ·

2nd Floor	Laundry · 7'8" × 5'5" ·
Basement	Bedroom · 11'1" × 9'9" ·
Basement	Family Room · 14'3" × 12'2" ·
Basement	Game Room · 14' × 7'4" ·
Basement	Furnace/Utility Room · 9'11" × 9'6" ·
Basement	Game Room · 9'6" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6-evanscrest-heights-nw-calgary-a2346792/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate

by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.