

# \$449,900 - 508, 15 Evanscrest Park Nw, Calgary

MLS® #A2207548

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,097 sqft  
Residential on 0.02 Acres

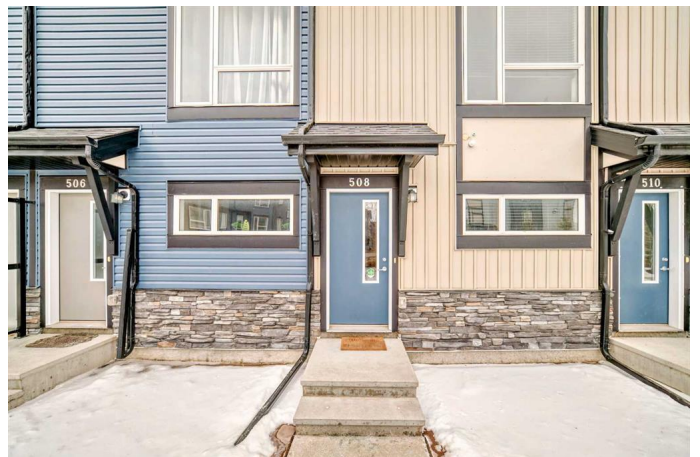
Evanston, Calgary, Alberta

**PRIVACY ON THE PARK!** Rare Greenspace-facing unit in the sought-after Avenue 14 floorplan by Streetside/Qualico. This 2-bedroom, double-ensuite townhouse offers an open-concept main level with vinyl plank flooring, stone countertops, two-toned cabinetry, and a spacious pantry. Enjoy natural light throughout, Hunter Douglas blinds, and a semi-private balcony with sunny exposure. Upstairs, two primary bedrooms each have their own ensuite, separated by a full-sized laundry area. The lower level features a versatile space with a window, ideal for a home office. An oversized single garage provides ample parking, even for larger vehicles. Located close to shops, schools, and amenities, this immaculate no pet/no smoking home is a must-see! Book your showing today!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207548  |
| Price          | \$449,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,097     |
| Acres          | 0.02      |



|            |               |
|------------|---------------|
| Year Built | 2017          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 508, 15 Evanscrest Park Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3R 1V5                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Stone Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings         |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |

Zoning

M-G

## **Listing Details**

Listing Office

MaxWell Canyon Creek

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