

# \$435,000 - 408, 16 Evanscrest Park Nw, Calgary

MLS® #A2222581

**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Step into the market with confidence or expand your portfolio with this modern 2-bedroom, 2.5-bath townhome in the heart of Evanston NW—a community known for its charm, convenience, and growth potential.

This well-maintained home offers the perfect mix of comfort, functionality, and value. Featuring low condo fees and a rare double tandem attached garage, it's move-in ready and investment-smart.

Inside, enjoy a bright and open layout with a sleek, upgraded kitchen, spacious living and dining areas, and a private balcony—ideal for coffee mornings or evening wine with a view of the nearby walking paths. Upstairs, you'll find two large bedrooms, each with their own private ensuite bathrooms, offering flexibility for roommates, guests, or future tenants.

Situated on a quiet street, this home is just minutes from Costco, schools, parks, transit, and major routes like Stoney Trail. Whether you're buying your first home or securing a reliable rental in a high-demand area, this townhome delivers serious value.

Opportunities like this don't last—schedule your showing today!

Built in 2021

## Essential Information



MLS® #	A2222581
Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,322
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	408, 16 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R3

### **Amenities**

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	12
Zoning	M-G

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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