

# \$499,900 - 418, 16 Evanscrest Park Nw, Calgary

MLS® #A2207624

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,501 sqft  
Residential on 0.04 Acres

Evanston, Calgary, Alberta

Public Open House: April 5th: 230pm - 430 pm. Watch the Video Tour! Home Sweet Home in Evanston! The one you've been waiting for â€” a GORGEOUS END UNIT Townhouse that checks every box! Bright, spacious, and filled with natural light, this gem fits alright! This excellent townhouse has it all! 3 BEDROOMS | 2.5 BATHROOMS | FULLY UPGRADED | DOUBLE GARAGE + DRIVEWAY | END UNIT | OPEN FLOOR PLAN | FACING COURTYARD | EASY ACCESS. Welcome to a home designed for comfort and functionality. The main floor features 9' ceilings and a sun-drenched open concept layout. The stylish kitchen is a showstopper with quartz countertops, sleek grey cabinets with matte black hardware, a crisp white backsplash, elegant pendant lights, stainless steel appliances, and a corner pantry for extra storage. The island doubles as a breakfast bar, perfect for casual meals or entertaining. Enjoy a bright south-facing living room overlooking the peaceful courtyard, offering added privacy and space for relaxing evenings or movie nights. The spacious dining area features additional windows thanks to the end unit layout. Step out onto your front balcony with BBQ gas line, perfect for summer grilling while enjoying the courtyard view. Upstairs, youâ€™ll find 3 generously sized bedrooms, including a primary suite with its own ensuite and glass shower, two additional bedrooms, a full bathroom, and a convenient upper floor laundry room with extra storage



space. Parking is a breeze with a tandem double garage PLUS a driveway " room for 3 vehicles. Easy in and out access to reach the townhouse. Located in the heart of Evanston with easy access to parks, schools, shopping, Walmart, Freshco, Costco, and major routes, this is the lifestyle upgrade you've been looking for.

Built in 2021

### **Essential Information**

MLS® #	A2207624
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	418, 16 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1R3

### **Amenities**

Amenities	Other, Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	6
Zoning	M-G

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.