

# \$479,900 - 106, 75 Evanscrest Common Nw, Calgary

MLS® #A2227878

**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,250 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Beautifully designed open concept walkout townhouse, offers the perfect blend of modern living and functional space. With a total living area of 1796 sqft ,4 spacious bedrooms and 3 full bathrooms, it's ideal for a growing family. Enjoy a bright and airy living space that seamlessly connects the kitchen, dining, and living areasâ€”perfect for gatherings and everyday living. Gourmet Kitchen Includes a single level island featuring sleek quartz countertops that add a touch of elegance and ample workspace for all your culinary adventures. The suited (illegal ) basement provides additional living space, ideal for guest, entertainment or investment opportunity. Durable and stylish vinyl plank flooring flows throughout the main level and the basement combining beauty with easy maintenance. Step outside to a good size deck fitted with a gas line for your BBQ making for a perfect outdoor entertaining. This townhouse perfectly balances comfort and style, offering a move-in ready space that you will love coming home to. Donâ€™t miss the opportunity to own this fantastic property

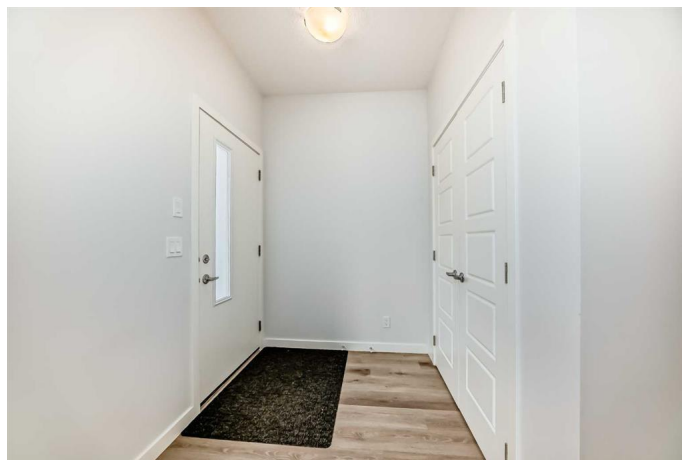
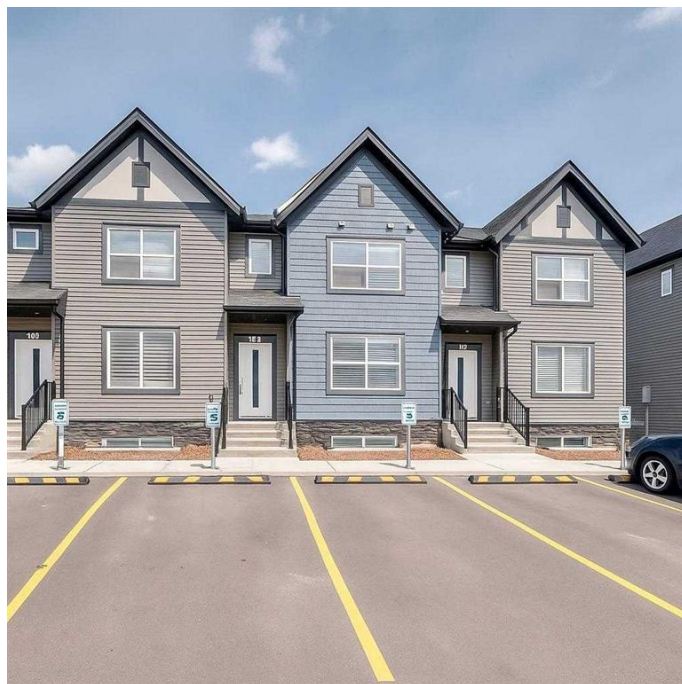
Built in 2022

## Essential Information

MLS® # A2227878

Price \$479,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,250
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	106, 75 Evanscrest Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A3

### Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market            93

Zoning                        M-G

### **Listing Details**

Listing Office                Century 21 Bamber Realty LTD.

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