

# \$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 areas—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. Don't miss the opportunity to own this fantastic property

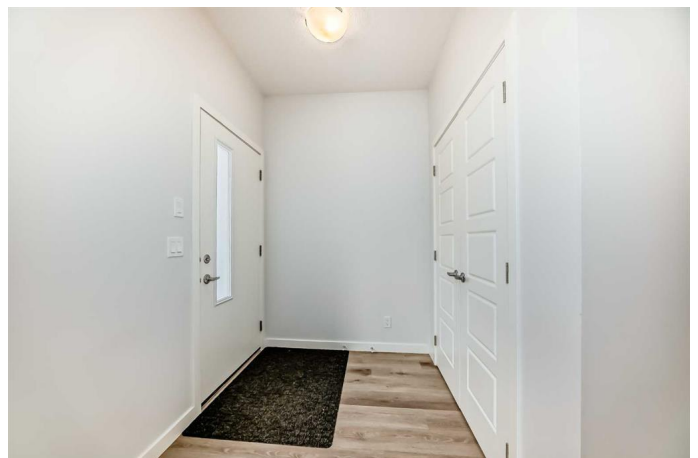
Built in 2022

## 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                80  
Zoning                              M-G

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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