

# \$689,900 - 130 Evanscrest Road Nw, Calgary

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MLS® #A2235110

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.08 Acres

Evanston, Calgary, Alberta

Legal Suite. Prime Location. Limitless Potential.

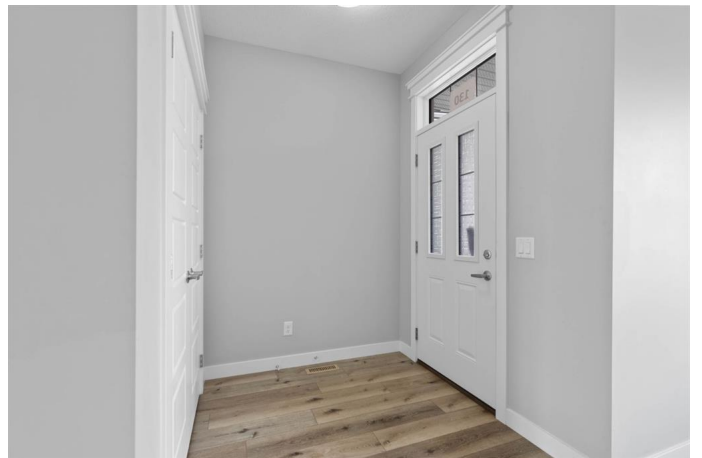
Welcome to 130 Evanscrest Road NW—where lifestyle meets opportunity in the heart of Evanston, one of NW Calgary's most established and family-friendly communities.

This beautifully designed home features a builder-built LEGAL BASEMENT SUITE spanning over 720 sq. ft., complete with a private entrance, full kitchen, laundry, and bathroom. Whether you're looking for mortgage support, multigenerational living, or a turn-key rental, this suite delivers unmatched versatility and long-term value.

Step inside the main home and enjoy an airy, open-concept layout perfect for everyday comfort and entertaining. The chef-inspired kitchen showcases a gas range, stainless steel appliances, modern cabinetry, and a large central island—the perfect gathering place for family and friends.

Upstairs, you'll find three spacious bedrooms, including a tranquil primary retreat with a spa-like ensuite featuring a soaker tub, separate glass shower, and ample storage.

All of this just minutes from top-rated schools, shopping, parks, playgrounds, and scenic walking paths. Whether you're a first-time buyer, investor, or growing family—this home



checks every box.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235110    |
| Price          | \$689,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,623       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 130 Evanscrest Road Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1J3                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer                     |
| Heating           | Central                                                                            |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Exterior Entry, Full, Suite                                                        |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Back Lane, Irregular Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding                             |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Manor Real Estate Ltd. |
|----------------|------------------------|

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