

# \$448,880 - 122 Evanscrest Gardens Nw, Calgary

MLS® #A2235667

**\$448,880**

2 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this high-efficiency, smart-tech townhouse in Evanston—one of Calgary's most desirable and family-friendly communities!

This is a rare opportunity to own a sustainably upgraded, energy-smart home, lovingly maintained by its original owners. Designed for comfort, convenience, and cost-savings, every inch of this property reflects quality craftsmanship, thoughtful functionality, and elegant design.

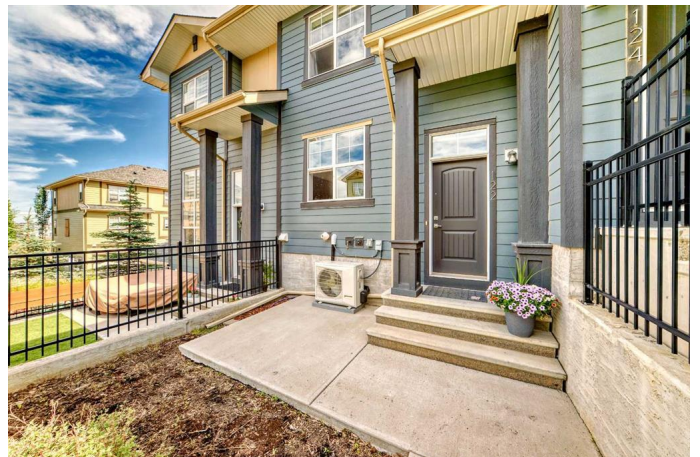
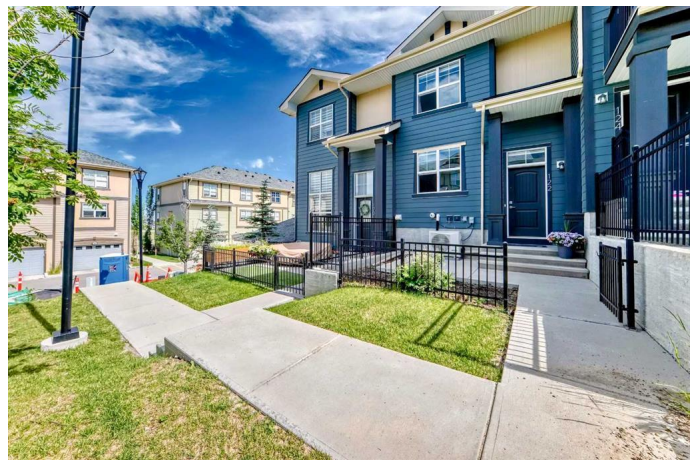
Upstairs, this two-storey gem features two spacious primary bedrooms, each with a 4-piece ensuite and walk-in closet. You'll also find a dedicated upper-floor laundry room and a custom built-in high-end cabinetry—perfect for working or studying from home.

On the main floor, just steps from visitor parking, enjoy a private, fenced front patio—ideal for morning coffee or evening relaxation. Inside, you'll love the open-concept layout, 9-foot ceilings, upgraded laminate flooring, and a stylish kitchen with quartz countertops, stainless steel appliances, a central island with breakfast bar, and generous cabinet space. The main level also features a spacious dining area, comfortable living room, and a 2-piece powder room.

The lower level includes extra storage space and access to the double attached garage with a durable, upgraded washable floor—perfect for year-round cleanliness.

Energy-Smart and Tech-Savvy Living

This home is packed with meaningful



upgrades that boost performance, reduce energy consumption, and enhance everyday comfort, including:

- New Central Air Conditioning â€“ Stay cool in the summer with efficient climate control
- Rheem High-Efficiency Electric Water Heater (EcoNet) with remote temperature and timer control â€“ Save on heating while staying cozy
- High-Efficiency LED Lighting â€“ Bright, long-lasting, and energy-saving throughout the home
- Water Softener System â€“ Extend the life of your plumbing and appliances
- Smart Home Control System (Nest App) â€“ Control key functions from your phone
- Hunter Douglas Window Coverings â€“ Elegant, energy-efficient window treatments
- Epoxy Garage Floor â€“ Washable, Clean, practical, and built to last

Whether you're buying your first home, upgrading your lifestyle, or looking for a high-performing investment property, this townhouse delivers on all fronts:

Modern living. Energy-smart design.  
Exceptional value.

Built in 2016

## Essential Information

MLS® #	A2235667
Price	\$448,880
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

### Community Information

Address	122 Evanscrest Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0S1

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Central Air, Sep. HVAC Units
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Garden
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	3
Zoning	M-1

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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