

# \$750,000 - 144 Evanscrest Park Nw, Calgary

MLS® #A2211173

## \$750,000

6 Bedroom, 4.00 Bathroom, 1,811 sqft  
Residential on 0.10 Acres

Evanston, Calgary, Alberta

Not all lots are created equal – and this large corner lot stands out.

Located in the heart of Evanston, this 6-bedroom, 4-bath home offers stylish living and incredible versatility for today's smart buyer.

Inside, the main floor welcomes you with a spacious living area, modern kitchen with island, dining nook, and a main-floor bedroom with a full 4-piece bath – perfect for guests or multi-generational living.

Upstairs, enjoy a large primary bedroom with walk-in closet and ensuite, two additional bedrooms, a full bath, convenient laundry, and extra storage.

The fully developed basement includes a 2-bedroom illegal suite with separate entrance, living room, dining space, kitchenette, full 4-piece bath, and private laundry – an excellent mortgage helper.

Outside, the property features a huge backyard with rear alley access, and previously approved plans for a triple garage with a two-bedroom, two-bathroom legal carriage suite.

Please note: Since the permit has expired, any future development of a Carriage House Garage suite would be subject to approval and permitting by the City of Calgary.



Electrical rough-ins have already been started toward the future garage suite, offering a head start for those looking to maximize the property’s long-term value.

Located near top-rated schools, shopping centres, parks, and major routes, this property is a rare opportunity to secure a large lot in a vibrant, family-friendly community. Additionally, a brand-new K-6 school has been announced for Evanston, set to open in fall 2026—making this an even more ideal community for families.

Move in. Rent out. Build equity.  
Your next chapter starts here.

Built in 2020

**Essential Information**

MLS® #	A2211173
Price	\$750,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,811
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	144 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1J2

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

## Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	Real Broker
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