

# \$650,000 - 25 Evanscrest Rise Nw, Calgary

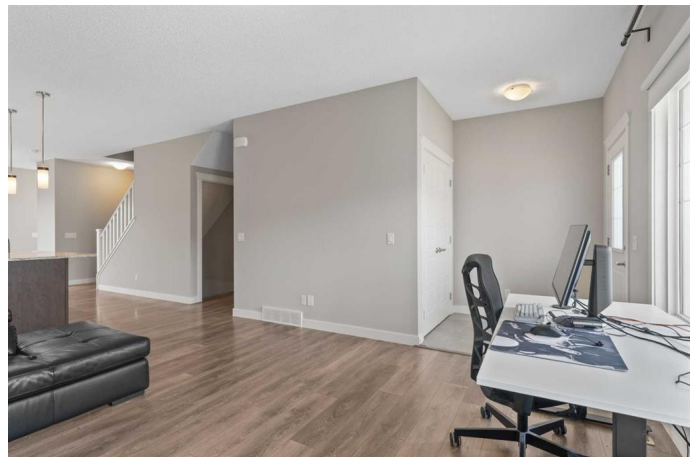
MLS® #A2227002

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,592 sqft  
Residential on 0.06 Acres

Evanston, Calgary, Alberta

Discover the perfect blend of style, comfort, and functionality in this charming detached home, ideally situated on a quiet street in the highly desirable, family-friendly community of Evanston. This beautifully maintained residence offers over 2,332 sqft of developed living space, complete with a walk-out basement, a detached double garage, and a sun-soaked east-facing backyard with a two-level deck – perfect for entertaining with a convenient gas line for year-round grilling! The open-concept main floor is thoughtfully designed for modern living, featuring a spacious living room and a stunning kitchen with granite countertops, rich shaker cabinets, stainless steel appliances, white subway tile backsplash, pantry, and a central island with a breakfast bar - ideal for entertaining or casual dining. The adjacent dining area flows seamlessly for family dinners or hosting guests, while a 2-piece powder room adds convenience. Upstairs, you™ find three generously sized bedrooms, including a spacious Primary Suite featuring a walk-in closet and a private 4-piece ensuite for your comfort. The two additional bedrooms offer versatile space for children, guests, or a home office, and conveniently share a 4-piece bathroom. Completing the upper level is a thoughtfully located laundry area for added convenience. The fully developed walk-out basement offers two additional bedrooms, a full 3-piece bath, and a large recreation room – perfect for a home gym, playroom, or



media space. With a separate entrance leading to the backyard, you'll enjoy easy access to the lower level of your two-level deck and a private, fully fenced backyard, ideal for kids and pets. This home offers plenty of space for your growing family! Don't miss out – book your private showing today!

Built in 2017

### Essential Information

MLS® #	A2227002
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	25 Evanscrest Rise Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	10
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.