

\$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.

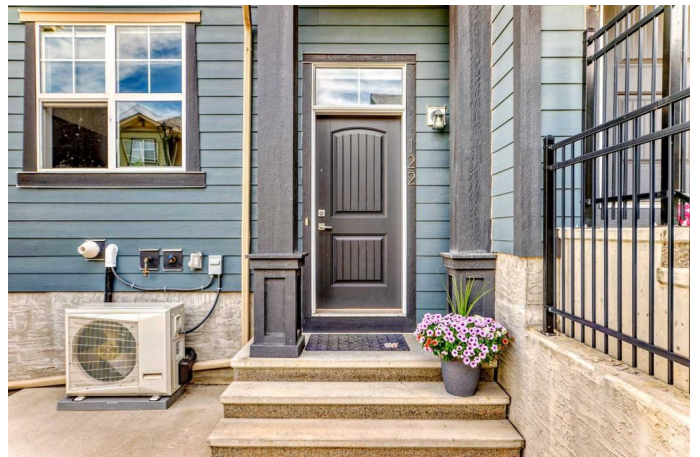
Upstairs, this two-storey gem features two spacious primary bedrooms, each with a 4-piece ensuite and walk-in closet. You'll also find a dedicated upper-floor laundry room and a custom built-in high-end cabinetry—perfect for working or studying from home.

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	Partial, Unfinished

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	8
Zoning	M-1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.