

# \$640,000 - 33 Evanscrest Rise Nw, Calgary

MLS® #A2220427

**\$640,000**

4 Bedroom, 4.00 Bathroom, 1,490 sqft

Residential on 0.06 Acres

Evanston, Calgary, Alberta

Don't miss this amazing opportunity to own a beautifully upgraded 2-storey walkout home in the sought-after community of Evanston! With over 2,000 sqft of developed living space, this move-in ready home features 4 bedrooms, 3.5 bathrooms, and a LEGAL 1-bedroom suite in the fully finished walkout basement – perfect for multi-generational living or mortgage-helper potential. All of this under \$650K! Step inside to discover a bright and open layout with 9-ft ceilings, gleaming hardwood and tile flooring, and large windows that fill the home with natural light. The main floor open floor plan boasts a spacious living room with a sleek gas fireplace, a generous dining area, and a gourmet kitchen featuring quartz countertops, Whirlpool stainless steel appliances, a corner pantry, and an extended island with eating bar. Custom window blinds add a stylish touch throughout. Enjoy easy access to your sunny east-facing backyard and elevated deck – ideal for morning coffee or evening gatherings. Upstairs, the primary suite offers a walk-in closet and a beautifully appointed 4-piece ensuite with double vanities and a large standing shower. Two additional bedrooms, a full bath, and convenient upper-level laundry complete this floor. The fully developed walkout basement features a LEGAL 1-bedroom suite with a separate entrance, full kitchen, bathroom, large windows, and its own living space – perfect for rental income or extended family. Exterior highlights include a charming front porch,



spacious backyard with back lane access, and parking large enough for an RV or potential for a future double detached garage. Ideally located near St. Josephine Bakhita School, shopping centers, restaurants, parks, and walking trails, with easy access to public transit, Stoney Trail, Deerfoot Trail, and the airport. This home has it allâ€”space, flexibility, upgrades, and location. Live upstairs and rent downstairs, or enjoy the entire space for yourself! Don't miss out on this fantastic opportunity!

Built in 2015

**Essential Information**

MLS® #	A2220427
Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	33 Evanscrest Rise Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R7

**Amenities**

Parking	Off Street, Stall
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## Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

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

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	44
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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