

310, 15 Evanscrest Park NW
Calgary, Alberta

MLS # A2166350



\$459,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,481 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Wall Mounted TV Stands

***PRICE REDUCED FOR A QUICK SALE* DOUBLE ATTACHED GARAGE- TANDEM | 3 BEDROOMS | 2.5 BATHROOMS | BALCONY | CENTRALLY AIR CONDITIONED** Discover the perfect blend of modern comfort and natural beauty in this inviting Evanston townhouse. Spanning over 1,400 square feet of living space, this centrally air conditioned townhouse with double detached painted garage and water plumbing done offers 3 bedrooms and 2.5 bathrooms, all within a thoughtfully designed layout that enhances both functionality and comfort. Step inside to find an open floor plan where natural light floods the space through large windows. The living and dining areas flow seamlessly, creating a welcoming environment for relaxation and gatherings. The contemporary kitchen is a highlight, featuring a breakfast bar, ample cabinets, and a pantry to keep everything organized. A convenient 2-piece bathroom is also located on this level. The open floor plan extends to a balcony, perfect for hosting BBQ parties or enjoying outdoor entertainment. Upstairs, you'll find three decent-sized bedrooms, including a primary suite designed for comfort. The primary bedroom features a private 3-piece ensuite with a walk-in shower and a spacious walk-in closet. One of three bedrooms have its own walk-in closet ensuring ample storage for all your needs. Additionally, there's a full bathroom on this floor for added convenience. A dedicated laundry space on the upper level makes everyday chores a breeze. The attached tandem garage provides extra storage and parking convenience. This property is situated in a community with nearby major roadways, offering both easy access and the serenity of green spaces right at your doorstep. The community park is perfect for families with kids or for those looking to invest in a vibrant neighbourhood. Come and experience a home

where convenience meets comfort, all set within the beautiful and vibrant community of Evanston.