

308 Evanscrest Square NW
Calgary, Alberta

MLS # A2223140



\$418,800

Division:	Evanston		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,070 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, Tankless Hot Water		

Inclusions: n/a

2 Bedroom 2.5 baths Townhouse located in the community of Evanston. This beautifully appointed 2-bedroom home is filled with natural sunlight and features tasteful, modern colors throughout. The kitchen boasts upgraded appliances including a gas stove, over the range microwave, quartz countertops, pots and pans drawers, and sleek pot lights for an inviting cooking space. Enjoy your private front yard landscaped with grass, fully fenced, and underground sprinklers. The yard maintenance is handled by the condo board including snow removal and lawn care. The west-facing balcony is ideal for relaxing and entertaining with a BBQ gas line ready for use. The upper floor consists of a laundry room and 2 bedrooms with closets that provide extra shelving and organization for your clothes and storage. The primary bedroom features a 4 pc ensuite, full height subway tiles, and glass enclosure. Energy saving water on demand hot water system. Low Condo fees. Large 13ft x21 ft garage. 11.5ft x 6 ft balcony. Close to schools, shopping and Stoney Trail. This is great place to call home!