



GRASSROOTS
REALTY GROUP

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132 Evanscrest Gardens NW
Calgary, Alberta

MLS # A2232994



\$374,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	923 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Greenbelt, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 196
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: NA

****O*P*E*N**H*O*U*S*E**** JUNE 22 - 2PM - 4PM**Welcome to this stylish and well-maintained end-unit townhouse in the sought-after Link at Evanston community. This vacant 2-bedroom, 1-bath home is move-in ready, offering a fantastic opportunity for first-time buyers, downsizers, or investors. As an end unit, this home is filled with natural light thanks to the extra windows. The open-concept layout features a modern kitchen, spacious living and dining areas, and direct access to a private patio facing a quiet green space—perfect for relaxing or entertaining. The main Floor is where you'll find two generously sized bedrooms Laundry and a full 4-piece bathroom. The attached single-car garage adds convenience, along with interior access to the storage area on the lower level. Located in a peaceful, family-friendly neighborhood with walking paths, schools, and shopping all within walking distance. With low condo fees of just \$195.90/month, this is affordable, low-maintenance living at its best.