



GRASSROOTS
REALTY GROUP

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122 Evanscrest Gardens NW
Calgary, Alberta

MLS # A2235667



\$448,880

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

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 & Stay cool in the summer with efficient climate control -Rheem High-Efficiency Electric Water Heater (EcoNet) with remote temperature and timer control & Save on heating while staying cozy -High-Efficiency LED Lighting & Bright, long-lasting, and energy-saving throughout the home -Water Softener System

– Extend the life of your plumbing and appliances -Smart Home Control System (Nest App) – Control key functions from your phone -Hunter Douglas Window Coverings – Elegant, energy-efficient window treatments -Epoxy Garage Floor – 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.