

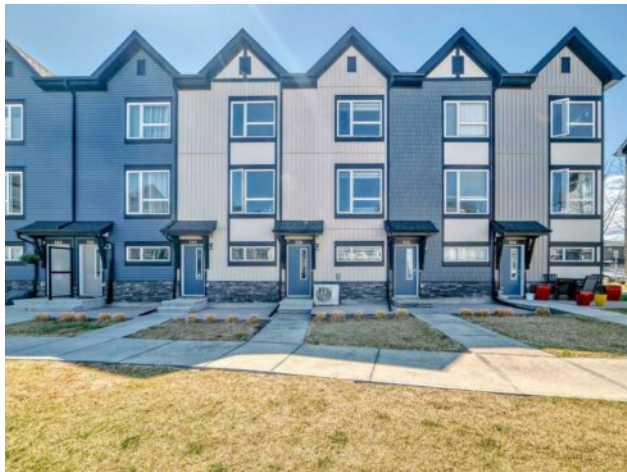


GRASSROOTS
REALTY GROUP

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**510, 15 Evanscrest Park NW
Calgary, Alberta**

MLS # A2238631



\$414,500

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,249 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

BEST PRICE IN EVANSTON!! | IMMACULATE HOME | SINGLE GARAGE ATTACHED | AIR-CONDITION | Beautifully well Maintained Townhouse awaits in the sought-after Evanston neighborhood. Perfect for First-Time Home Buyers, Downsizers, or Investors—Great Rental Potential! You will love the Oversized Single Attached Garage with significant Storage Space plus an area which can be finished to add an Office/Flex Room. The main living area is Bright and offers an Open Floor plan. Laminate flooring and seamless flow from the inviting living room through to the full dining area and into the stunning kitchen. Entertaining family and friends is an absolute delight! The stylish kitchen features upscale Quartz Countertops, White cabinetry, Upgraded Stainless Steel Appliances, Pantry, Full Eating Bar, beautiful Tiled Backsplash, lots of storage & counter space plus a private deck for your gas BBQ. The Upper Level has carpet throughout with 2 Great-Sized Bedrooms - Primary Bedroom include Ceiling Fan, has a 3 pc En-Suite Bathroom and another Bedroom with 4 pc En-Suite Bathroom. The laundry space is located on the upper level featuring a full size Washer and Dryer. Additional highlights of this exceptional home include Low Condo Fees (excellent value for maintenance-free living) and Ample Storage Space throughout. Enjoy easy access to a host of Amenities, Recreational Facilities, Schools, and Major Transportation Routes. Evanston is home to Top-Rated Schools, making it an ideal place to grow and thrive. This vibrant community is perfect for families, with its abundance of parks, playgrounds, and scenic walking paths, creating endless opportunities for outdoor fun and recreation. Don't miss out on the opportunity to experience the best of Evanston living.

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