



**50 Evanscrest Gardens NW
Calgary, Alberta**

MLS # A2247458



\$325,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	750 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	None		

Bright, stylish, and perfectly located—this 2 bedroom, 1 bathroom main floor condo in Evanston offers the ultimate in comfort and convenience. Enjoy a light-filled open concept layout with smooth flow between the modern kitchen and living areas. The private, attached two-car tandem garage provides secure parking and additional storage, while your south facing outdoor living space is perfect for morning coffee or evening relaxation. Set in the family-friendly community of Evanston, you’re surrounded by scenic walking paths, playgrounds, and green spaces, with nearby schools, shopping, restaurants and easy access to major routes for commuting. Whether you’re a first-time homebuyer, a downsizer, or looking for a savvy investment, this home is the perfect blend of comfort and vibrant community living.