



**GRASSROOTS**  
REALTY GROUP

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**50 Evanscrest Gardens NW  
Calgary, Alberta**

**MLS # A2247458**



**\$325,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 246
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.