



GRASSROOTS
REALTY GROUP

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**104, 16 Evanscrest Park NW
Calgary, Alberta**

MLS # A2251861



\$424,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,293 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	None
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Welcome Home. This beautifully designed, meticulously maintained 2 bedrooms, 2.5 baths home features an amazing layout, 9 ft ceiling, modern kitchen, LVP floors, and large windows. The main floor highlights an open concept with spacious living room , ideal for making memories with family and friends. Your kitchen comes with stainless steel appliances and quartz counters. The master bedroom is a spacious retreat as well as a relaxing master en-suite. This home comes complete with DOUBLE ATTACHED TANDEM garage with FULL DRIVEWAY. A great community to raise your family with friendly neighbours , close to shopping, walking path, school, playground, bus stop and other amenities just minutes away. Easy access to major roads. The only thing missing from this home is YOU! ***VIRTUAL TOUR AVAILABLE.***