



GRASSROOTS
REALTY GROUP

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139 Evanscrest Gardens NW
Calgary, Alberta

MLS # A2255163



\$425,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this bright corner unit Brookfield townhome in the heart of Evanston. Designed with an open concept layout, this home offers abundant natural light from extra windows and a thoughtful floor plan that blends comfort with functionality. The main floor features a welcoming living room, a spacious kitchen with quartz countertops, custom cabinetry, and a dining area, as well as a convenient half bath and a built-in workstation. Upstairs, you will find two generously sized bedrooms, each with its own ensuite and walk in closets, along with upper-level laundry for added convenience. This property also includes a rare double attached garage with additional storage space. Located just steps from the Evanston shopping district, parks, and amenities, this townhome combines style, practicality, and an excellent location.