



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**30 Evanscrest Park NW
Calgary, Alberta**

MLS # A2261676



\$489,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,496 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	-		
Lot Feat:	Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

END UNIT This bright and spacious home features 3 bedrooms, 2.5 bathrooms, and over 1,600 SQFT of living space. The main level boasts luxury plank flooring and an open-concept layout with quartz countertops, stainless steel appliances, a breakfast bar, and a sunny deck just off the living room — perfect for entertaining! Upstairs you'll find three bedrooms and two full bathrooms, including a spacious primary suite with a full ensuite. Enjoy the convenience of a tandem attached garage plus driveway parking, with space for three vehicles. Fantastic location just steps from parks, public transit, schools, and shopping. Don't miss out — **call today to schedule your private viewing!