



GRASSROOTS
REALTY GROUP

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4 Evanscrest Gardens NW Calgary, Alberta

MLS # A2264552



\$449,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Guest		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 307
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Vinyl Windows		

Inclusions: 1 garage door remote, 1 tv wall mount (bedroom),

Welcome to 4 Evanscrest Gardens NW, a bright and spacious 3-bedroom, 2.5-bathroom townhome in the vibrant community of Evanston. Rarely do units with this desirable floor plan come available in the complex…and you don’t want to miss it! The main floor offers a practical and open layout, perfect for daily life and entertaining. Large windows throughout the home ensure every room is filled with natural light. The stunning kitchen features a neutral colour palette, light modern cabinetry, quartz countertops, stainless steel appliances, a pantry and a generously sized island, making meal preparation a delight. Off the kitchen is the sliding patio door to access the raised patio, a perfect spot to enjoy a morning coffee. A walk-in storage closet located underneath the stairs and a 2-pc guest bathroom complete the main level. The primary suite is a true retreat on the upper level, featuring a private 3-pc en-suite bathroom and a generous walk-in closet for all your essentials. Down the hall is the 2nd full bathroom and two additional bedrooms that provide ample space for family, a home office or guests. Enjoy the convenience of a double attached garage! The partially developed basement, located off the double garage is an excellent storage area, flex space and laundry room. Step outside to the fully fenced, south facing, low maintenance patio. This is the perfect place to relax or bbq (gas line hook-up and electrical plug-in) while looking onto the central courtyard. Evanston is a vibrant neighborhood with all of the amenities you need within easy reach, peaceful walking paths, plenty of green spaces, shops, cafes and schools. At 4 Evanscrest Gardens NW, you're not just finding a home, you're joining a family-friendly community.