



**66 Evanscrest Manor NW
Calgary, Alberta**

MLS # A2286969



\$480,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,631 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY FEBRUARY 22, 12pm-3pm Impeccably cared for and situated in the well-established community of Evanston, this townhouse offers 3 bedrooms and 2 full bathrooms, ensuring a functional layout and cozy living spaces, all while being conveniently positioned. The welcoming entry level features a spacious foyer, a bright home office, handy under-stairs storage, and access to the double attached garage. The main living area highlights a bright open-concept design with high ceilings, luxury vinyl plank flooring, ample cabinetry, quartz countertops, and a half bath. You will be greeted with an abundance of natural light throughout the day, A stylish kitchen that is ideal for entertaining and outfitted with stainless steel appliances, a microwave hood fan, and a roomy refrigerator. On the upper level, you will find three generously sized bedrooms, including a primary suite with an ensuite, a conveniently located laundry area, and a second full bathroom that offers comfort and versatility for family members or guests. One aspect this home excels in is storage space! Linen closets and additional pantry space are thoughtfully distributed throughout the home. This residence has been meticulously maintained and is ready for its new owners! With its close proximity to parks, schools, shopping, and major roadways, it merges comfort and accessibility in one of NW Calgary's most desirable neighborhoods. This presents a fantastic opportunity for first-time buyers, young families, downsizers, or investors seeking a solid property in a prime location! Schedule your showing and come see it today!