



164 Evanscrest Gardens NW
Calgary, Alberta

MLS # A2290589



\$437,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 231
Basement:	Other	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Granite Counters, High Ceilings, No Smoking Home		

Inclusions: N/A

Discover exceptional value and effortless living in this beautifully designed townhouse in the community of Evanston. Perfectly positioned as a corner unit facing the courtyard, this home offers added privacy, abundant natural light, and a bright, airy atmosphere throughout. The thoughtfully designed open-concept layout is enhanced by soaring vaulted ceilings and windows on three sides, creating a warm and inviting living space ideal for both relaxing and entertaining. The contemporary kitchen showcases sleek white cabinetry, quartz countertops, stainless steel appliances, a functional island with seating, and a convenient pantry, delivering both style and practicality. Flow seamlessly from the spacious living and dining area to the covered balcony overlooking the courtyard, a perfect retreat for enjoying fresh air and quiet moments outdoors. The home features two well-appointed bedrooms, including a comfortable primary suite with a generous walk-in closet. A four-piece bathroom and in-suite laundry add everyday convenience to the main level. On the lower level, direct access to the single attached garage is complemented by additional flexible space that can be used for extra storage. Additional highlights include central air conditioning, a desirable courtyard-facing location, and a rare price point for the area. With limited opportunities available in this range, this home presents an outstanding chance to own in one of Calgary's most desirable northwest communities.