



**22 Evanscrest Court NW
Calgary, Alberta**

MLS # A2294565



\$369,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,069 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 219
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

THIS IS VALUE!! 2 bedrooms, 2 and a half baths, modern decor, quartz counters, nice appliances, clean & well cared for, A/C, a balcony, an attached single garage with room for a 2nd car in the driveway, community guest parking stalls and street parking, a fenced yard in a dog friendly complex, low condo fees (\$218.59), and NOT in the NE - ALL FOR ONLY \$369,000!! Let's cut to the chase - that's a townhouse for apartment money. This amazing little spot in Evanston is close to shopping and has quick and easy access to Stoney Tr. You will not find a better townhouse for the money.