



**132 Evanscrest Gardens NW  
Calgary, Alberta**

**MLS # A2298323**



**\$379,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome home to this beautiful end unit townhome offering modern finishes, great natural light, and a highly functional layout. Perfectly situated in a quiet location away from a busy street, this smoke-free, pet-free (although pets are allowed!) home has been refreshed with new interior paint and recently steam-cleaned carpets—truly move-in ready. The spacious main living area features an open layout with quartz countertops throughout, creating a clean, contemporary feel. Both bedrooms provide ample space and include large closets, with the primary bedroom having a walk-in. Enjoy both indoor and outdoor living with your own private balcony plus a fenced patio to enjoy those soon to be warm summer evenings in Calgary! The attached garage is a bonus providing covered parking during the cold winter months. No need to scrape your vehicle of frost or snow in the AM as you question why are you aren't living in Hawaii (Evanston is a close 2nd!). This complex provides ample visitor parking with additional street parking available close by for guests or an extra vehicle. Note the low condo fees of \$230.95 monthly which provides a maintenance free living environment within a welcoming and popular community! This home offers the perfect blend of convenience, modern updates, and low-maintenance living. A fantastic opportunity for first-time buyers, downsizers, or investors. Book your showing and imagine this perfect townhome as your own! View the virtual walkthrough to get a true feel for the natural light, colour, and value this home has to offer.