



GRASSROOTS
REALTY GROUP

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207 Evanscrest Square NW
Calgary, Alberta

MLS # A2176931



\$439,888

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,078 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Silent Floor Joists, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Welcome to this impressive, recently built three-level townhouse nestled in the desirable community of Evanston. Designed with both style and functionality in mind, this home offers a spacious and open layout, perfect for modern living. The main floor greets you with a seamless flow between the living room and dining area. Enhanced by high ceilings and abundant natural light that creates a welcoming ambiance. The extensively upgraded kitchen is a true chef's delight, featuring raised cabinetry, sleek white quartz countertops with a sophisticated waterfall design, and premium stainless steel and high-performance appliances. Upstairs, you'll discover two generously sized bedrooms, providing a tranquil retreat. The primary bedroom comes with a private ensuite, ensuring comfort and privacy, while a second full bathroom and a convenient half bath on the main level offer additional functionality. Every inch of this property showcases carefully selected upgrades, highlighting attention to detail and quality throughout. For added convenience, the townhouse includes a single attached garage. Enjoy the large balcony, accessible from the main living area, where you'll find the perfect setting for morning coffee, relaxing evenings, or entertaining with friends and family. The front of the home is beautifully landscaped and fenced, adding curb appeal and a touch of greenery to enjoy year-round. This townhouse is perfectly positioned for an active and vibrant urban lifestyle, offering easy access to Stony Trail, local schools, shops, and various amenities. Schedule your showing now and experience firsthand the exceptional comfort and modern upgrades this Evanston townhouse has to offer!