



**GRASSROOTS**  
REALTY GROUP

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**55 Evanscrest Court NW**  
**Calgary, Alberta**

**MLS # A2183677**



**\$485,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** Blinds in windows

**\*\*SEE 3D TOUR!\*\* EXCEPTIONAL VALUE IN EVANSTON! MODERN DESIGN & DOUBLE ATTACHED GARAGE** This stunning 3-storey townhouse is perfectly situated in the sought-after community of Evanston, offering unparalleled convenience to parks, pathways, schools, shopping, transit, and more! The ground level welcomes you with a spacious front foyer, a versatile flex room perfect for a home office, gym, or hobby space, and direct access to your side-by-side double garage. Step outside to your private, fenced patio, ideal for relaxing or entertaining. The main level boasts a bright and open concept design featuring durable laminate plank flooring and stylish finishes throughout. Enjoy cooking in the upgraded chef's kitchen, complete with quartz countertops, premium cabinetry, a designer backsplash, stainless steel appliances, and a gas stove—a dream for any home chef! The adjacent dining area flows effortlessly into the generous living room, which opens onto a large, private balcony—perfect for summer BBQs with a convenient gas line hookup. Plus, you'll find the laundry area conveniently located on this level, just off the kitchen. On the upper floor, you'll find 3 spacious bedrooms and 2 full bathrooms, including primary suite that features a luxurious 3-piece ensuite and a walk-in closet, with a north-facing window where the Northern Lights were visible during the peak of aurora activity last October 2024 (subject to our sun's activity, and other factors). Families will love the variety of nearby schools, including Kenneth D. Taylor School (K-4), Our Lady of Grace School and St. Josephine Bakhita School (both K-9 Catholic), as well as John G. Diefenbaker High School for Grades 10-12. The upcoming Evanston Middle School, set to accommodate Grades 5-9, will add even more convenience for growing families.

This contemporary townhome blends modern design with everyday practicality, making it ideal for families, professionals, or investors looking for a low-maintenance lifestyle in a vibrant community. Don't miss out! Call your favorite REALTOR® today to schedule a viewing and make this home yours!