



**214, 75 Evanscrest Common NW Evanscrest Common NWLS # A2184045
Calgary, Alberta**



\$524,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,358 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Discover modern living in this beautifully upgraded townhouse in the desirable Evanston community of NW Calgary, offering a spacious over 1,600 sq ft of living space. Featuring 4 generously sized bedrooms and 2.5 baths, this home provides exceptional versatility with one bedroom located on the lower level, ideal for guests or a home office. The main floor presents a bright, open layout, combining a welcoming living room, dining area, and modern kitchen, along with a convenient half bath. Upstairs, relax in the luxurious master bedroom, complete with an ensuite and walk-in closet. Two additional bedrooms, a full shared bath, and a laundry room complete the upper floor. Upgraded with luxury vinyl plank flooring throughout and stylish tile accents in the bathrooms, this home radiates modern elegance. Additional features include an insulated double attached garage, and a paved back alley offering extra parking space. Situated in a family friendly neighborhood, this exceptional townhouse offers both comfort and sophistication. Do not miss out on this gem, schedule your showing today