



**GRASSROOTS**  
REALTY GROUP

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**280 Evanscrest Way NW**  
**Calgary, Alberta**

**MLS # A2206697**



**\$459,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

<b>Inclusions:</b>	N/A
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**LOW CONDO FEE \_ DOUBLE MASTER BEDROOMS \_ SHOWHOME CONDITION \_ ADDITIONAL SURFACE PARKING** - Welcome to this stunning three-story townhouse in the vibrant community of Evanston Park, NW Calgary! This home is designed for modern living and offers the perfect blend of style, comfort, and convenience. The open-concept main level is bright and inviting, featuring a sleek contemporary kitchen with quartz countertops, stainless steel appliances, and modern light fixtures—an ideal space for cooking, entertaining, or unwinding after a long day. The spacious living area flows seamlessly onto a south-facing balcony, where you can soak up the sun or grill with the built-in BBQ gas line hookup. Upstairs, you’ll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite. These bedrooms provide comfort and privacy for families, professionals, or roommates. The attached tandem garage easily accommodates two vehicles. It offers additional storage, but the rare additional TITLED SURFACE PARKING truly sets this home apart —a massive bonus for guests or a third vehicle. With a LOW CONDO FEE and a prime location just minutes from parks, schools, shopping, and transit, this home perfectly combines modern convenience and everyday practicality. Don’t miss out—this one won’t last long!