



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**508, 15 Evanscrest Park NW
Calgary, Alberta**

MLS # A2207548



\$439,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Stone Counters, Vinyl Windows		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

PRIVACY ON THE PARK! Rare Greenspace-facing unit in the sought-after "Avenue 14" floorplan by Streetside/Qualico. This 2-bedroom, double-ensuite townhouse offers an open-concept main level with vinyl plank flooring, stone countertops, two-toned cabinetry, and a spacious pantry. Enjoy natural light throughout, Hunter Douglas blinds, and a semi-private balcony with sunny exposure. Upstairs, two primary bedrooms each have their own ensuite, separated by a full-sized laundry area. The lower level features a versatile space with a window, ideal for a home office. An oversized single garage provides ample parking, even for larger vehicles. Located close to shops, schools, and amenities, this immaculate no pet/no smoking home is a must-see! Book your showing today!