



GRASSROOTS
REALTY GROUP

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418, 16 Evanscrest Park NW
Calgary, Alberta

MLS # A2207624



\$499,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,501 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 304
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Built in TV Shelve in living room

Open House: April 19h: 2:30pm - 4:30 pm. Watch the Video Tour! Home Sweet Home in Evanston! The one you've been waiting for — a GORGEOUS END UNIT Townhouse that checks every box! Bright, spacious, and filled with natural light, this gem fits alright! This excellent townhouse has it all! 3 BEDROOMS | 2.5 BATHROOMS | FULLY UPGRADED | DOUBLE GARAGE + DRIVEWAY | END UNIT | OPEN FLOOR PLAN | FACING COURTYARD | EASY ACCESS. Welcome to a home designed for comfort and functionality. The main floor features 9' ceilings and a sun-drenched open concept layout. The stylish kitchen is a showstopper with quartz countertops, sleek grey cabinets with matte black hardware, a crisp white backsplash, elegant pendant lights, stainless steel appliances, and a corner pantry for extra storage. The island doubles as a breakfast bar, perfect for casual meals or entertaining. Enjoy a bright south-facing living room overlooking the peaceful courtyard, offering added privacy and space for relaxing evenings or movie nights. The spacious dining area features additional windows thanks to the end unit layout. Step out onto your front balcony with BBQ gas line, perfect for summer grilling while enjoying the courtyard view. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with its own ensuite and glass shower, two additional bedrooms, a full bathroom, and a convenient upper floor laundry room with extra storage space. Parking is a breeze with a tandem double garage PLUS a driveway — room for 3 vehicles. Easy in and out access to reach the townhouse. Located in the heart of Evanston with easy access to parks, schools, shopping, Walmart, Freshco, Costco, and major routes, this is the lifestyle upgrade you've been looking for.

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