



THE
A-TEAM

**RE/MAX
FIRST**

64 EVANSCREST Place, Calgary T3P 1J5

MLS® #: **A2124396**

Area: **Evanston**

Listing Date: **04/19/24**

List Price: **\$634,900**

Status: **Active**

County: **Calgary**

Change: **+\$15k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,452**
Low Sqft:
Ttl Sqft: **1,452**

DOM

30

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5'0" x 5'7"
Dining Room	Main	11'10" x 8'6"
Mud Room	Main	7'3" x 6'9"
Pantry	Main	5'3" x 1'6"
Bedroom - Primary	Upper	13'5" x 11'7"
Walk-In Closet	Upper	5'6" x 5'0"
Bedroom	Upper	9'4" x 10'6"

Room	Level	Dimensions
Living Room	Main	13'5" x 16'1"
Kitchen	Main	11'9" x 11'6"
2pc Bathroom	Main	5'0" x 4'11"
Entrance	Main	5'0" x 3'3"
3pc Ensuite bath	Upper	9'4" x 4'11"
Bedroom	Upper	9'3" x 10'7"
Laundry	Upper	5'8" x 3'1"

4pc Bathroom	Upper	8`8" x 4`10"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1N	
Legal Desc:	1712284		Remarks
Pub Rmks:	Welcome to this well kept 2 story single family home in convenient Evanston. It was built by Jayman and with solar panels. It features large front covered veranda, LVP flooring, 9 feet ceiling on the main floor, quartz counter tops in the kitchen, stainless steel appliances, side entrance, and large deck. Upper floor has 3 good size bedrooms, primary bedroom with large window, ensuite with 3 piece bathroom, large walk in closet, and laundry room. Main floor with large living room with lots of windows, spacious kitchen and eating area, mud room, and large deck. Basement with separated side entrance, and 2 windows. It closes to playground, school, restaurants, shopping, and easy access to all major roads. ** 64 Evancrest Place NW **		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











