



THE
A-TEAM

**RE/MAX
FIRST**

16 EVANSCREST Park #516, Calgary T3P 1R3

MLS® #: **A2153198**

Area: **Evanston**

Listing Date: **07/31/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **+\$12k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,287**
Low Sqft:
Ttl Sqft: **1,287**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:
Park Feat:

Back Lane,Rectangular Lot

Alley Access,Concrete Driveway,Garage Door Opener,Garage Faces Rear,Insulated,Single Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`3" x 8`9"	Pantry	Main	2`1" x 1`11"
2pc Bathroom	Main	4`7" x 4`5"	Balcony	Main	13`10" x 6`3"
Dining Room	Main	9`0" x 11`4"	Living Room	Main	13`3" x 18`0"
Pantry	Upper	3`5" x 3`8"	Bedroom - Primary	Upper	11`0" x 10`9"
4pc Ensuite bath	Upper	5`3" x 8`10"	4pc Ensuite bath	Upper	5`2" x 7`11"
Bedroom	Upper	11`0" x 10`2"	Entrance	Lower	6`3" x 5`6"
Furnace/Utility Room	Lower	3`1" x 14`3"			

Legal/Tax/Financial

Condo Fee: \$255	Title: Fee Simple Fee Freq: Monthly	Zoning: M-G
Legal Desc:	2110747	

Remarks

Pub Rmks:	Vacant and easy to show! Experience contemporary comfort and convenience in Evanston. This elegant home offers 2 bedrooms with private 4pc ensuites, a single attached garage, and luxury finishes throughout. The open-concept main level features luxury vinyl plank flooring, 9-foot ceilings, a spacious living room, a dining area, and a contemporary kitchen with custom cabinetry, quartz countertops, and stainless steel appliances. Enjoy the private balcony with a built-in BBQ gas line. The upper level hosts two oversized bedrooms with plush carpet, sunny windows, and private bathrooms, plus a convenient laundry space. With low condo fees and ample storage, this home offers maintenance-free living in a vibrant community with easy access to amenities, schools, and major routes. Schedule your viewing today to experience modern townhouse living at its best!
Inclusions:	N/A
Property Listed By:	Kirin Realty & Management Inc.

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