



THE
A-TEAM

**RE/MAX
FIRST**

75 EVANSCREST Common #308, Calgary T3P 2A3

MLS®#: **A2158354** Area: **Evanston** Listing Date: **08/30/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,145**
 Low Sqft:
 Ttl Sqft: **1,145**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`6"	Kitchen	Main	14`9" x 11`5"
Living Room	Main	12`3" x 19`7"	3pc Ensuite bath	Second	4`11" x 7`9"
4pc Bathroom	Second	8`11" x 4`11"	Bedroom	Second	8`11" x 8`11"
Bedroom	Second	8`11" x 12`3"	Bedroom - Primary	Second	12`10" x 10`1"

**3pc Bathroom
Bedroom
Furnace/Utility Room**

**Basement
Basement
Basement**

**7`10" x 4`11"
11`9" x 9`8"
5`6" x 11`6"**

**Kitchenette
Living Room**

**Basement
Basement**

**3`6" x 9`2"
17`7" x 15`1"**

Legal/Tax/Financial

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2310821**

Remarks

Pub Rmks: **END UNIT | FULLY DEVELOPED WALKOUT BASEMENT | 4 BEDROOMS | Welcome to this spacious 2024-built townhome in the desirable community of Evanston. The main floor features an open-concept layout with a well-appointed kitchen, boasting abundant cabinetry, ample counter space, an island, and direct access to a private balcony. The living room is generously sized, perfect for entertaining. Upstairs, you'll find a versatile landing area with a built-in desk. The primary bedroom offers a luxurious en-suite bathroom and a walk-in closet. There are two additional bedrooms and a full bathroom on the upper level. What sets this house apart from most other townhomes is the finished walkout basement, which is perfect for growing families or as an investment opportunity; featuring one bedroom, a full bathroom, a spacious living area, and a convenient kitchenette. Two assigned parking stalls are directly in front of the property. Located just minutes from Stoney Trail, with schools, parks, and shopping nearby. Landscaping with an underground sprinkler system is currently being completed by the developer. Don't miss out on this exceptional property!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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