



THE
A-TEAM

**RE/MAX
FIRST**

33 EVANSCREST PARK , Calgary T3P0K4

MLS®#: **A2159600**

Area: **Evanston**

Listing Date: **08/26/24**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **798 sqft**
Lot Shape: **14x57**

Finished Floor Area
Abv Sqft: **1,253**
Low Sqft:
Ttl Sqft: **1,253**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**
Park Feat: **Covered,Garage Faces Rear,Insulated,On Street,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`10" x 13`3"	Bedroom	Upper	9`7" x 13`3"
3pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
Den	Lower	9`9" x 6`10"	2pc Bathroom	Main	
Dining Room	Main	11`4" x 9`3"	Kitchen	Main	15`3" x 7`9"
Living Room	Main	11`4" x 13`3"			

Legal/Tax/Financial

Condo Fee: \$243	Title: Fee Simple Fee Freq: Monthly	Zoning: M-G
Legal Desc:	1811228;24	

Remarks

Pub Rmks: **Welcome to this stunning 3-story townhouse located in the community of Evanston Park, Calgary. This beautifully designed home offers modern living at its finest with 2 spacious bedrooms and 2.5 elegant bathrooms. The main level features an open-concept layout boasting abundant natural light, a contemporary kitchen equipped with stainless steel appliances, quartz countertops, modern light fixtures and a cozy living area perfect for entertaining guests. Upstairs, you'll find 2 luxurious bedrooms complete with a walk-in closet and a private ensuite bathroom. The lower level includes a cozy renovated den with an electric fireplace that can be used as a secondary living space, an office, an at-home library, a games room, a kid's playroom, and much more. It also offers a convenient access to the attached single car garage and ample storage space. Enjoy outdoor living on your private balcony, perfect for morning coffees or evening relaxation. Situated in a family-friendly neighborhood, this townhouse is just minutes away from parks, schools, shopping centers, and public transit, offering both convenience and a sense of community. Don't miss the opportunity to make this exceptional property your new home!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Wildrose Real Estate -Olds**

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





