



THE
A-TEAM

**RE/MAX
FIRST**

75 EVANSCREST Common #306, Calgary T3P 2A3

MLS®#: **A2161661**

Area: **Evanston**

Listing Date: **09/25/24**

List Price: **\$504,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **1,011 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,262**

Low Sqft:

Ttl Sqft: **1,262**

DOM

58

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped**
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bathroom Rough-in,Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`11" x 5`10"
Kitchen	Main	11`7" x 8`8"
Bedroom - Primary	Upper	12`10" x 10`1"
Bedroom	Upper	9`10" x 8`10"
Laundry	Upper	4`5" x 3`5"
3pc Ensuite bath	Upper	
4pc Bathroom	Upper	

Room	Level	Dimensions
Living Room	Main	12`3" x 10`9"
Dining Room	Main	12`3" x 7`10"
Walk-In Closet	Upper	5`0" x 4`5"
Bedroom	Upper	8`11" x 8`10"
Furnace/Utility Room	Basement	8`1" x 5`5"
2pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$238

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2310821**

Remarks

Pub Rmks: **Welcome to this stylish 3 bedroom condo in the highly sought-after Evanston Park community! This home was immaculately maintained, it looks and feels like a showhome. This stunning unit is loaded with upgrades, starting with a modern white kitchen featuring ceiling-height cupboards, sleek cabinet drawers, a unique tile backsplash, quartz countertops, and a large center island perfect for entertaining. All upgraded appliances are included, adding to the home's luxurious feel. The open floor plan creates a bright, airy ambiance on the main floor, while the upper level offers three spacious bedrooms, including a large primary suite with an upgraded ensuite shower. The convenience of an upstairs stacked washer and dryer, along with a built-in desk, adds to the functionality of this exceptional layout. The walk-out basement is framed and roughed in for a bathroom, with a separate entrance leading to a covered deck, offering additional outdoor space to enjoy. TWO parking stalls conveniently located at your front door. This condo is ideally located in Evanston Park, an up-and-coming complex with plenty of greenspace, and just a short walk to schools, playgrounds, parks, and shopping. Plus, Stoney Trail is easily accessible, making this a perfect place to call home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







