



THE
A-TEAM

**RE/MAX
FIRST**

203 EVANSCREST Way, Calgary T3P 0S2

MLS®#: **A2162674** Area: **Evanston** Listing Date: **09/05/24** List Price: **\$629,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,283 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Parking Pad,Stall**

Finished Floor Area

Abv Sqft: **1,659**
 Low Sqft:
 Ttl Sqft: **1,659**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|-------------------------|---------------|----------------------|
| 2pc Bathroom | Main | 4`11" x 4`11" | Dining Room | Main | 12`0" x 13`8" |
| Kitchen | Main | 13`10" x 18`0" | Living Room | Main | 14`5" x 17`0" |
| 4pc Bathroom | Second | 5`0" x 8`8" | 4pc Ensuite bath | Second | 9`3" x 10`8" |
| Bedroom | Second | 9`4" x 9`11" | Bedroom | Second | 9`4" x 10`9" |
| Bedroom - Primary | Second | 14`9" x 14`6" | Walk-In Closet | Second | 4`11" x 9`5" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610146

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to your new home, perfectly situated on a quiet street in the vibrant community of Evanston! As you step inside, you're greeted by a bright and inviting space, with a crisp white palette that feels both modern and welcoming. The kitchen is a chef's dream, featuring upgraded cabinetry that extends to the ceiling, stunning quartz countertops, and premium appliances, including a gas range, offering both style and functionality. Adjacent is a cozy, private dining area, ideal for intimate meals with family and friends. A stylish half bathroom completes the main level, providing convenience for guests. Upstairs, the master suite is a true retreat, boasting a luxurious ensuite with dual sinks, a standing shower, and a private toilet, creating a perfect 4-piece bath. Each of the three bedrooms offers the added luxury of its own walk-in closet, providing plenty of storage space and making organization effortless. The convenience of a brand-new washing machine, installed in December 2023, adds to the home's appeal. Living in Evanston means being part of a community that offers a balanced lifestyle with access to fantastic amenities. Whether it's shopping, dining, or recreational facilities, Evanston has it all. With excellent schools and parks, plus quick connections to major roadways, getting around Calgary is a breeze. This home is not just a place to live, but a gateway to the vibrant, connected lifestyle that Evanston is known for. Don't miss your chance to make it yours!

Inclusions:
Property Listed By:

N/A
eXp Realty

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











203 Evanscrest Way NW, Calgary, AB

Main Floor Exterior Area 627.60 sq ft



PREPARED: 2024/09/31



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

203 Evanscrest Way NW, Calgary, AB

2nd Floor Exterior Area 832.11 sq ft



PREPARED: 2024/09/31



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