



THE
A-TEAM

**RE/MAX
FIRST**

75 EVANSCREST Common #214, Calgary T3P 2A3

MLS® #: **A2166733**

Area: **Evanston**

Listing Date: **09/18/24**

List Price: **\$524,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 06-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,357**
Low Sqft:
Ttl Sqft: **1,357**

DOM

64
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,056 sqft**
Lot Shape:

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

Access:

Lot Feat: **Other**
Park Feat: **Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`6" x 7`8"	Living Room	Main	13`2" x 14`0"
Dining Room	Main	10`9" x 12`6"	Kitchen With Eating Area	Main	10`4" x 12`6"
Pantry	Main	5`6" x 5`4"	2pc Bathroom	Main	4`8" x 5`3"
Bedroom - Primary	Second	10`6" x 14`8"	Walk-In Closet	Second	4`10" x 4`11"
4pc Ensuite bath	Second	5`0" x 10`11"	Laundry	Second	3`5" x 3`6"

**4pc Bathroom
Bedroom
Storage**

**Second
Second
Basement**

**4`11" x 8`6"
9`11" x 8`7"
7`7" x 3`3"**

**Bedroom
Bedroom
Furnace/Utility Room**

**Second
Basement
Basement**

**9`9" x 9`3"
6`9" x 9`2"
3`11" x 6`10"**

Legal/Tax/Financial

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2310821**

Remarks

Pub Rmks: **Discover modern living in this beautifully upgraded townhouse in the desirable Evanston community of NW Calgary, offering a spacious over 1,600 sq ft of living space. Featuring 4 generously sized bedrooms and 2.5 baths, this home provides exceptional versatility with one bedroom located on the lower level, ideal for guests or a home office. The main floor presents a bright, open layout, combining a welcoming living room, dining area, and modern kitchen, along with a convenient half bath. Upstairs, relax in the luxurious master bedroom, complete with an ensuite and walk-in closet. Two additional bedrooms, a full shared bath, and a laundry room complete the upper floor. Upgraded with luxury vinyl plank flooring throughout and stylish tile accents in the bathrooms, this home radiates modern elegance. Additional features include an insulated double attached garage, and a paved back alley offering extra parking space. Situated in a family friendly neighborhood, this exceptional townhouse offers both comfort and sophistication. Do not miss out on this gem, schedule your showing today!**

Inclusions:
Property Listed By: **N/A
eXp Realty**

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









