



THE
A-TEAM

**RE/MAX
FIRST**

16 EVANSCREST Park #508, Calgary T3P 1R3

MLS® #: **A2168104**

Area: **Evanston**

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

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 19-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,033 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,235**
Low Sqft:
Ttl Sqft: **1,235**

DOM

57
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

See Remarks

Alley Access,Single Garage Attached,Tandem

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|----------------------|
| Living Room | Main | 20`1" x 13`4" |
| Kitchen | Main | 8`10" x 13`4" |
| Bedroom | Third | 10`2" x 11`0" |
| 4pc Ensuite bath | Third | 7`11" x 5`2" |

| Room | Level | Dimensions |
|-------------------------|--------------|----------------------|
| Dining Room | Main | 9`2" x 9`0" |
| Bedroom | Third | 10`9" x 11`0" |
| 4pc Ensuite bath | Third | 8`10" x 5`2" |
| 2pc Bathroom | Main | 4`6" x 4`7" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$255

Fee Simple

M-G

Fee Freq:

Monthly

Legal Desc: 2110747

Remarks

Pub Rmks: *****Price Reduced***Welcome to this beautifully designed townhouse that blends style, comfort, and convenience! The kitchen shines with sleek quartz countertops and a modern color palette, creating a fresh, contemporary space perfect for cooking or hosting friends for dinner. Upstairs, you'll find two spacious primary bedrooms, each with its own 4-piece ensuite bathroom, offering plenty of privacy—ideal whether you're living with family or a roommate. Step out onto the south-facing balcony, where you can enjoy the sunshine and courtyard views. It's the perfect spot to relax with a morning coffee or grill up a meal using the built-in BBQ gas line hookup. The attached tandem garage easily accommodates two vehicles, and there's an extra parking spot on the driveway for guests. One of the great perks of this home is the LOW CONDO FEE, which helps keep monthly expenses down while still providing essential maintenance services. Located just minutes from grocery stores, shopping centers, and schools, this townhouse is ideally situated for everyday convenience. Whether you're a young family looking for a functional home or an investor seeking a great rental opportunity, this property checks all the boxes!**

Inclusions: N/A
Property Listed By: Top Producer Realty and Property Management

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







