



THE
A-TEAM

**RE/MAX
FIRST**

71 EVANSCREST Common, Calgary T3P 2A3

MLS®#: **A2169228**

Area: **Evanston**

Listing Date: **09/29/24**

List Price: **\$509,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 15-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,323 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,242**
Low Sqft:
Ttl Sqft: **1,242**

DOM

83
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Stall**

Utilities and Features

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

Construction: **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: **No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|-------------------------|-----------------|----------------------|
| Living Room | Main | 12`2" x 11`3" | Kitchen | Main | 11`9" x 9`3" |
| Dining Room | Main | 10`5" x 7`9" | 2pc Bathroom | Main | |
| Bedroom - Primary | Second | 12`9" x 9`10" | 3pc Ensuite bath | Second | |
| Bedroom | Second | 9`9" x 8`9" | Bedroom | Second | 8`10" x 8`8" |
| 4pc Bathroom | Second | | Family Room | Basement | 14`5" x 13`9" |
| Bedroom | Basement | 9`6" x 9`4" | 4pc Bathroom | Basement | |

Legal/Tax/Financial

Condo Fee:
\$193

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2310821**

Remarks

Pub Rmks: **Experience exceptional quality, service, and warranty by the award-winning STREETSIDE DEVELOPMENT, a Qualico company. This fabulous end unit 2-story townhome with a fully developed basement offers a total of 4 bedrooms and 3.5 bathrooms, making it perfect for families of all sizes. Set in the established and charming community of Evanston, this is your last chance to own a brand new one of these modern New England saltbox-inspired homes. The main floor boasts an open concept with 9' ceilings, luxury vinyl plank flooring, and a beautifully crafted kitchen featuring contemporary cabinetry, quartz countertops, and a full-height backsplash. The kitchen comes equipped with Whirlpool stainless steel appliances and an upgraded fridge, opening into the spacious dining and living room, ideal for entertaining. Upstairs, the master suite is a true retreat with a large ensuite, complemented by two additional bedrooms, a full bathroom, and the convenience of a dedicated laundry room. The fully developed basement offers an additional bedroom, a cozy living area, and a full bathroom, providing even more space for family members or guests. Affordability comes first, without compromising on the things your family needs such as playgrounds, green spaces and much more. Start your new maintenance-free lifestyle right away in the comfort of your new home in this beautiful community.**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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









