



THE
A-TEAM

**RE/MAX
FIRST**

207 EVANSCREST Square, Calgary T3P 1S2

MLS®#: **A2176931**

Area: **Evanston**

Listing Date: **11/27/24**

List Price: **\$439,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

DOM

56
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape,Other**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Concrete,Silent Floor Joists,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Open Floorplan,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	-------------	--------------	-------------------

Kitchen	Second	8`3" x 12`8"	Balcony	Second	11`9" x 6`3"
Dining Room	Second	8`4" x 9`11"	Living Room	Second	12`2" x 9`10"
Bedroom - Primary	Main	9`9" x 11`3"	Laundry	Main	3`0" x 3`3"
Bedroom	Main	9`10" x 8`9"	Furnace/Utility Room	Lower	4`10" x 5`6"
Entrance	Lower	3`10" x 8`11"	2pc Bathroom	Lower	2`10" x 6`7"
4pc Bathroom	Main	4`11" x 8`1"	4pc Ensuite bath	Main	4`11" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2110795**

Remarks

Pub Rmks: ****OPEN HOUSE: DECEMBER 15 12PM - 3PM**Welcome to this impressive, recently built three-level townhouse nestled in the desirable community of Evanstone. Designed with both style and functionality in mind, this home offers a spacious and open layout, perfect for modern living. The main floor greets you with a seamless flow between the living and dining areas, enhanced by high ceilings and abundant natural light that creates a welcoming ambiance. The extensively upgraded kitchen is a true chef's delight, featuring raised cabinetry, sleek white quartz countertops with a sophisticated waterfall design, and premium stainless steel appliances, including a high-performance gas stove. Upstairs, you'll discover two generously sized bedrooms, providing a tranquil retreat. The primary bedroom comes with a private ensuite, ensuring comfort and privacy, while a second full bathroom and a convenient half bath on the main level offer additional functionality. Every inch of this property showcases carefully selected upgrades, highlighting attention to detail and quality throughout. For added convenience, the townhouse includes a single attached insulated garage and an oversized driveway, providing ample parking for up to three vehicles—ideal for residents and visiting guests alike. Enjoy the large balcony, accessible from the main living area, where you'll find the perfect setting for morning coffee, relaxing evenings, or entertaining friends and family. The front of the home is beautifully landscaped and fenced, adding curb appeal and a touch of greenery to enjoy year-round. This townhouse is perfectly positioned for an active and vibrant urban lifestyle, offering easy access to Stony Trail, local schools, shops, and various amenities. Schedule your showing now and experience firsthand the exceptional comfort and modern upgrades this Evanstone townhouse has to offer!**

Inclusions:
Property Listed By: **AC
URBAN-REALTY.ca**

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











