



THE
A-TEAM

**RE/MAX
FIRST**

55 EVANSCREST Court, Calgary T3P 0S1

MLS®#: **A2183677** Area: **Evanston** Listing Date: **12/16/24** List Price: **\$485,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 1,481**
 Low Sqft:
 Ttl Sqft: 1,481
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction: **Cement Fiber Board, Stone, Wood Frame**
 Heating: **Central, Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	10`11" x 8`5"	4pc Bathroom	Second	7`11" x 4`10"
Walk-In Closet	Second	5`9" x 6`5"	3pc Ensuite bath	Second	9`7" x 5`0"
Furnace/Utility Room	Lower	5`4" x 2`11"	Entrance	Lower	4`2" x 3`6"
Flex Space	Lower	13`3" x 10`5"	2pc Bathroom	Main	4`11" x 4`10"
Kitchen	Main	13`2" x 11`11"	Living Room	Main	12`2" x 13`9"
Dining Room	Main	7`11" x 13`10"	Laundry	Main	4`11" x 6`1"
Pantry	Main	1`9" x 2`2"	Balcony	Main	7`4" x 8`5"

Bedroom	Second	9`7" x 8`4"	Bedroom - Primary	Second	13`8" x 9`9"
			Legal/Tax/Financial		

Condo Fee: \$310	Title: Fee Simple	Zoning: M-1
	Fee Freq: Monthly	

Legal Desc:	1711185	Remarks
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Pub Rmks: ****SEE 3D TOUR!** EXCEPTIONAL VALUE IN EVANSTON! MODERN DESIGN & DOUBLE ATTACHED GARAGE** This stunning 3-storey townhouse is perfectly situated in the sought-after community of Evanston, offering unparalleled convenience to parks, pathways, schools, shopping, transit, and more! The ground level welcomes you with a spacious front foyer, a versatile flex room perfect for a home office, gym, or hobby space, and direct access to your side-by-side double garage. Step outside to your private, fenced patio, ideal for relaxing or entertaining. The main level boasts a bright and open concept design featuring durable laminate plank flooring and stylish finishes throughout. Enjoy cooking in the upgraded chef's kitchen, complete with quartz countertops, premium cabinetry, a designer backsplash, stainless steel appliances, and a gas stove—a dream for any home chef! The adjacent dining area flows effortlessly into the generous living room, which opens onto a large, private balcony—perfect for summer BBQs with a convenient gas line hookup. Plus, you'll find the laundry area conveniently located on this level, just off the kitchen. On the upper floor, you'll find 3 spacious bedrooms and 2 full bathrooms, including primary suite that features a luxurious 3-piece ensuite and a walk-in closet, with a north-facing window where the Northern Lights were visible during the peak of aurora activity last October 2024 (subject to our sun's activity, and other factors). Families will love the variety of nearby schools, including Kenneth D. Taylor School (K-4), Our Lady of Grace School and St. Josephine Bakhita School (both K-9 Catholic), as well as John G. Diefenbaker High School for Grades 10-12. The upcoming Evanston Middle School, set to accommodate Grades 5-9, will add even more convenience for growing families. This contemporary townhome blends modern design with everyday practicality, making it ideal for families, professionals, or investors looking for a low-maintenance lifestyle in a vibrant community. Don't miss out! Call your favorite REALTOR® today to schedule a viewing and make this home yours!

Inclusions: **Blinds in windows**
 Property Listed By: **CIR Realty**

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











