



THE
A-TEAM

**RE/MAX
FIRST**

49 EVANSCREST Court, Calgary T3P0S1

MLS®#: **A2183802**

Area: **Evanston**

Listing Date: **12/19/24**

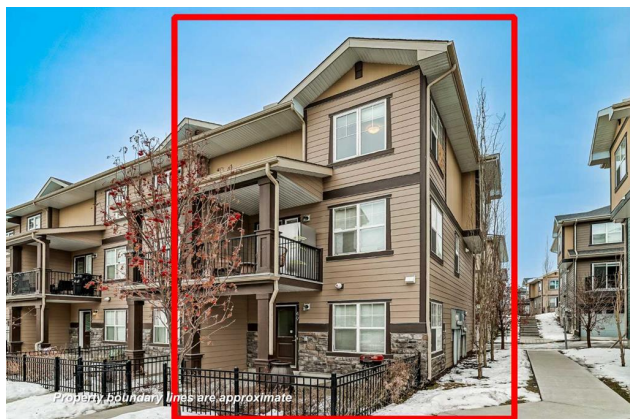
List Price: **\$500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Few Trees**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,493**
Low Sqft:
Ttl Sqft: **1,493**

DOM

2

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting, Private Entrance**

Construction: **Concrete, Mixed**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	4`6" x 7`5"	Flex Space	Lower	10`5" x 13`2"
Living Room	Main	12`2" x 13`9"	Dining Room	Main	7`6" x 12`1"
Kitchen	Main	8`8" x 13`4"	Laundry	Main	4`10" x 6`0"
Bedroom - Primary	Upper	9`8" x 11`1"	Bedroom	Upper	8`4" x 9`7"
Bedroom	Upper	10`5" x 10`7"	2pc Bathroom	Main	4`10" x 4`11"
4pc Bathroom	Upper	4`10" x 7`10"	3pc Bathroom	Upper	4`11" x 9`7"

Legal/Tax/Financial

Condo Fee:
\$313

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1711185**

Remarks

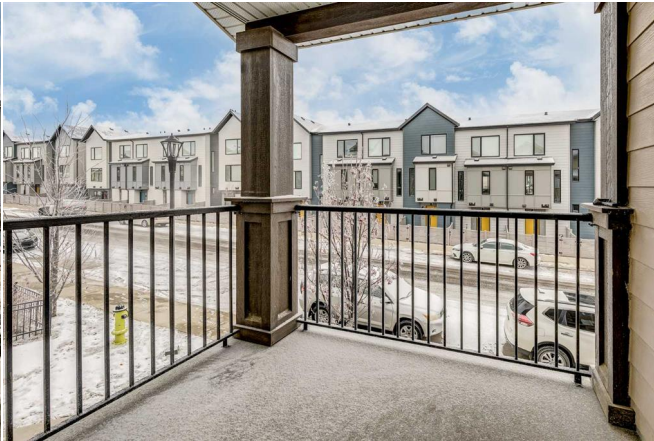
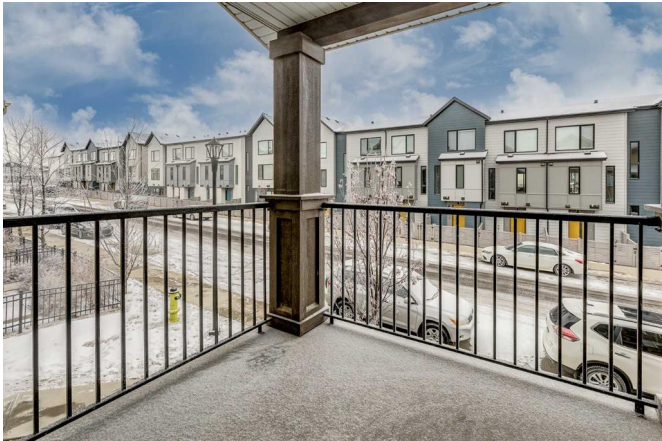
Pub Rmks: **Nestled on a quiet cul-de-sac, this stunning three-storey, three-bedroom, 2.5-bath end unit offers a perfect blend of modern living and tranquility. With only one neighbour, this home is bathed in natural sunlight and boasts plenty of outdoor living space, including a private patio garden, two balconies on the main level, and a double attached garage. The expansive interior features an open-concept design that is sure to impress. No detail has been overlooked, with high-end upgrades throughout. The chef-inspired kitchen showcases ceiling-height cabinetry, sleek quartz countertops, stainless steel appliances, and laminate flooring that flows seamlessly through the main level. Oversized windows flood the space with light, creating a bright and welcoming atmosphere at every turn. On the upper level, you'll find two spacious bedrooms, each featuring a walk-in closet and private ensuite bath for ultimate comfort and privacy. The conveniently located laundry room, with additional shelving, simplifies everyday tasks. The fully developed lower walkout level offers flexible space ideal for a home office, gym or playroom. This home is ideally located close to major amenities, shopping, schools, and parks, with quick access to Stoney Trail for easy commuting. Don't miss the opportunity to make this exceptional home yours!**

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

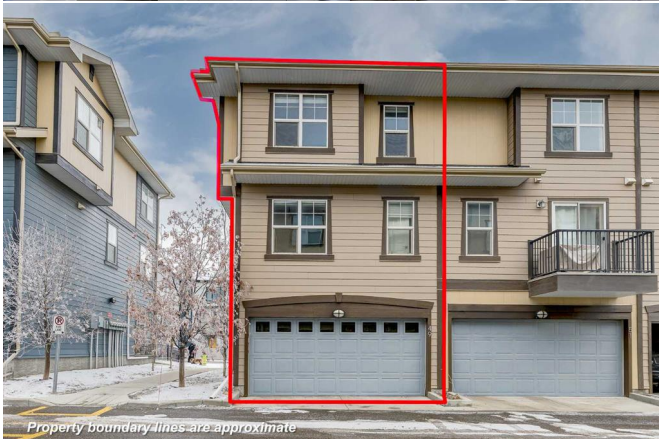
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Property boundary lines are approximate



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