

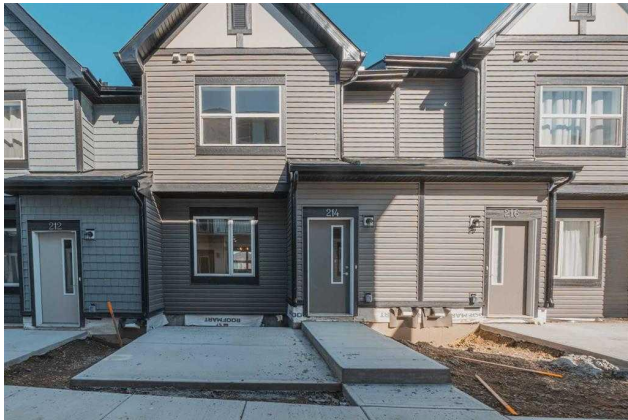


THE
A-TEAM

**RE/MAX
FIRST**

75 EVANSCREST Common #214, Calgary T3P 2A3

MLS® #: **A2184045** Area: **Evanston** Listing Date: **12/19/24** List Price: **\$519,999**
 Status: **Active** County: **Calgary** Change: **-\$5k, 17-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,357**
 Low Sqft:
 Ttl Sqft: **1,357**

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Detached**

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Central, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None** Flooring: **Carpet, Tile, Vinyl Plank**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Water Source:
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6' 6" x 7' 8"	Dining Room	Main	10' 9" x 12' 6"
Pantry	Main	5' 6" x 5' 4"	Bedroom - Primary	Second	10' 6" x 14' 8"
4pc Ensuite bath	Second	5' 0" x 10' 11"	Bedroom	Second	9' 11" x 8' 7"
Bedroom	Second	9' 9" x 9' 3"	Bedroom	Basement	6' 9" x 9' 2"
3pc Bathroom	Second	4' 11" x 8' 6"	Living Room	Main	13' 2" x 14' 0"
Kitchen	Main	10' 4" x 12' 6"	2pc Bathroom	Main	4' 8" x 5' 3"
Laundry	Second	3' 5" x 3' 6"			

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2310821**

Remarks

Pub Rmks: **Discover modern living in this beautifully upgraded townhouse in the desirable Evanston community of NW Calgary, offering a spacious over 1,600 sq ft of living space. Featuring 4 generously sized bedrooms and 2.5 baths, this home provides exceptional versatility with one bedroom located on the lower level, ideal for guests or a home office. The main floor presents a bright, open layout, combining a welcoming living room, dining area, and modern kitchen, along with a convenient half bath. Upstairs, relax in the luxurious master bedroom, complete with an ensuite and walk-in closet. Two additional bedrooms, a full shared bath, and a laundry room complete the upper floor. Upgraded with luxury vinyl plank flooring throughout and stylish tile accents in the bathrooms, this home radiates modern elegance. Additional features include an insulated double attached garage, and a paved back alley offering extra parking space. Situated in a family friendly neighborhood, this exceptional townhouse offers both comfort and sophistication. Do not miss out on this gem, schedule your showing today**

Inclusions: n/a
Property Listed By: **eXp Realty**

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

