



THE
A-TEAM

**RE/MAX
FIRST**

146 EVANSCREST Gardens, Calgary T3P 0S1

MLS®#: **A2188368**

Area: **Evanston**

Listing Date: **01/17/25**

List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **863**
Low Sqft:
Ttl Sqft: **863**

DOM

5
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Level**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`1" x 10`6"	Living Room	Main	17`6" x 10`1"
Bedroom - Primary	Main	11`7" x 11`0"	Bedroom	Main	10`5" x 11`0"
4pc Bathroom	Main	7`1" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$199

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1611797**

Remarks

Pub Rmks: **Discover the perfect blend of style, comfort and location with this beautifully designed 2-bedroom, 1 bathroom townhouse in the sought-after community of Evanston. This home offers a modern lifestyle with thoughtful features and finishes that are sure to impress. Step into a bright and airy living space, highlighted by vaulted ceilings that create a sense of openness and sophistication. The contemporary layout flows seamlessly from the living room into a sleek kitchen with modern finishes, ideal for both everyday living and entertaining. Enjoy the luxury of outdoor living with your very own private patio and balcony, perfect for morning coffee or evening relaxation. The convenience of in-suite laundry and an attached single car garage adds to the appeal and privacy. Nestled in a prime location, this townhouse is close to schools, shopping, and all necessary amenities. Whether you're a first-time homebuyer, a downsizer, or looking for a savvy investment, this property offers it all. Don't miss your chance to call this stunning townhouse home.**

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

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







