

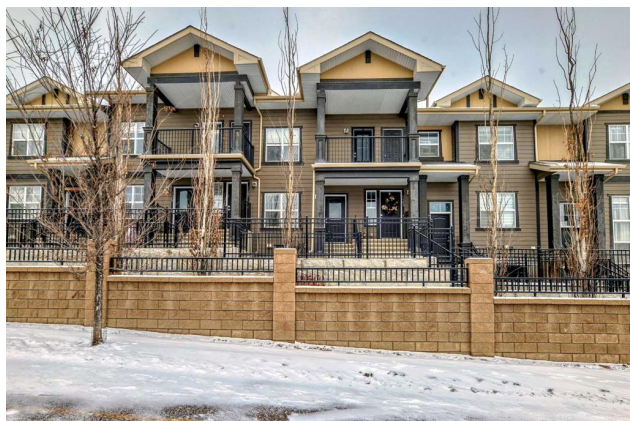


THE
A-TEAM

**RE/MAX
FIRST**

125 EVANSCREST Gardens, Calgary T3P 0S1

MLS® #: **A2188654** Area: **Evanston** Listing Date: **01/21/25** List Price: **\$389,000**
 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: Finished Floor Area
 Lot Shape: Abv Sqft: **692**
 Low Sqft:
 Ttl Sqft: **692**

Access:
 Lot Feat: **Front Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Tandem**

DOM

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`2" x 10`10"	Living Room	Main	13`2" x 9`9"
Bedroom - Primary	Main	10`5" x 9`11"	Bedroom	Main	10`5" x 8`2"
Entrance	Main	3`7" x 3`7"	Walk-In Closet	Main	6`6" x 4`9"
Pantry	Main	1`10" x 1`9"	Laundry	Main	2`11" x 2`9"
4pc Bathroom	Main	7`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$210

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1612254**

Remarks

Pub Rmks: **This gorgeous 2 bed, 1 bath townhome is located in the highly sought after community of Evanston and shows like new. Built by award-winning Brookfield Residential, this homes offers the convenience of a double attached garage plus a fenced front courtyard. The open floor plan consists of high ceilings, gleaming laminate flooring in the main living area and large windows that bring in tons of natural sunlight. The kitchen offers upgraded S/S appliances, custom white cabinets, quartz counter-tops plus a large center island/breakfast bar that overlooks the separate dining area and large living room. Two good sized bedrooms, a 4pc bath plus laundry area complete this lovely home. Additional bonuses include: Low condo dues, an attached double garage (tandem) plus new luxury carpet in the bedrooms, faucets and fresh paint through-out. Locate close to schools, parks, walking paths, restaurants, Sobeyes, Shoppers Drug Mart, City transit and easy access to main roadways.**

Inclusions: **None**
Property Listed By: **2% Realty**

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







