



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 EVANSCREST Way, Calgary T3P 1R3**

MLS® #: **A2206697**

Area: **Evanston**

Listing Date: **03/29/25**

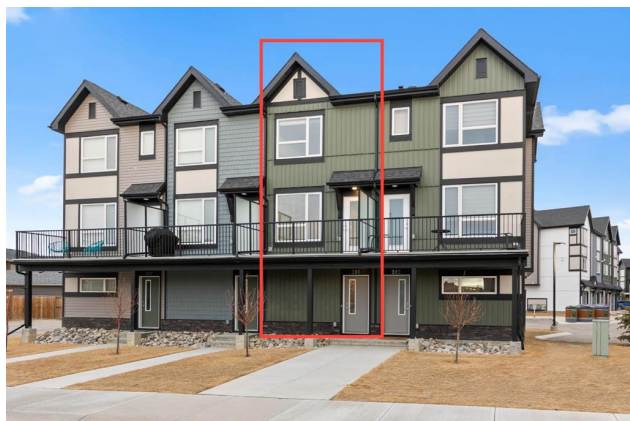
List Price: **\$459,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2021**

Lot Information

Lot Sz Ar:

**957 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,302**

Low Sqft:

Ttl Sqft:

**1,302**

DOM

**22**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**3 (or more) Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Other**

**Additional Parking, Double Garage Attached, Stall, Titled**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat:

**No Animal Home, No Smoking Home, Pantry, Quartz Counters**

Utilities:

Room Information

Room

**2pc Bathroom**

**4pc Ensuite bath**

**3pc Ensuite bath**

Level

**Upper**

**Second**

**Second**

Dimensions

**4`7" x 4`9"**

**9`1" x 5`1"**

**7`10" x 15`1"**

Room

**Bedroom - Primary**

**Bedroom**

Level

**Second**

**Second**

Dimensions

**10`9" x 10`7"**

**10`4" x 10`11"**

Legal/Tax/Financial

Condo Fee:

**\$256**

Title:

**Fee Simple**

Zoning:

**M-G**

Legal Desc:	2110747	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<b>LOW CONDO FEE _ DOUBLE MASTER BEDROOMS _ SHOWHOME CONDITION _ ADDITIONAL SURFACE PARKING</b> - Welcome to this stunning three-story townhouse in the vibrant community of Evanston Park, NW Calgary! This home is designed for modern living and offers the perfect blend of style, comfort, and convenience. The open-concept main level is bright and inviting, featuring a sleek contemporary kitchen with quartz countertops, stainless steel appliances, and modern light fixtures—an ideal space for cooking, entertaining, or unwinding after a long day. The spacious living area flows seamlessly onto a south-facing balcony, where you can soak up the sun or grill with the built-in BBQ gas line hookup. Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and private ensuite. These bedrooms provide comfort and privacy for families, professionals, or roommates. The attached tandem garage easily accommodates two vehicles. It offers additional storage, but the rare additional TITLED SURFACE PARKING truly sets this home apart—a massive bonus for guests or a third vehicle. With a LOW CONDO FEE and a prime location just minutes from parks, schools, shopping, and transit, this home perfectly combines modern convenience and everyday practicality. Don't miss out—this one won't last long!		
Inclusions: Property Listed By:	<b>N/A</b> <b>Manor Real Estate Ltd.</b>		

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

