

**156 Evanscrest Gardens NW
Calgary, Alberta**

MLS # A2271092



\$299,800

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	771 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Great opportunity to own this 2-bedroom end-unit townhome under \$300K with low condo fees. This main-floor unit offers true convenience with everything located on one level. The open-concept layout features a bright living room and a functional kitchen with ample cabinetry and an island with seating. A full bathroom with in-suite laundry is located just off the kitchen, while both bedrooms are tucked away for privacy. The primary bedroom includes a walk-in closet, and the second bedroom is similarly spacious. The tandem attached garage provides plenty of parking and storage, and the front patio overlooking the courtyard garden is the perfect spot to unwind. With proximity to walking and biking paths, shopping, and everyday amenities, this is a fantastic home to own.