

**118 Evanscrest Manor NW  
Calgary, Alberta**

**MLS # A2280804**

**\$460,000**



<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	Garage shelving & tire racks, TV mounts, Dressers in main bedroom closet		

Welcome to this beautifully designed 3 bedroom, 2.5 bathroom townhouse, ideally located in the sought-after community of Evanston in NW Calgary. Perfectly positioned facing a picturesque circular park, this home offers a blend of thoughtful layout, modern finishes, and everyday convenience. The entry level welcomes you with a spacious foyer featuring direct access to the finished double tandem garage, finished with durable epoxy flooring and including dedicated utility and storage areas, providing both function and organization. From here, step outside to enjoy a private ground-level patio, ideal for relaxing, gardening, or entertaining. Additional parking available on the single driveway, ample visitor parking as well as convenient street parking in front of the home. Upstairs, the main living level showcases an open-concept design that seamlessly connects the living room, dining area, and kitchen. The centrally located kitchen is the heart of the home, anchored by a large quartz island and complemented by abundant cabinetry, multiple pantry spaces, and stainless steel appliances. On one side of the kitchen, the bright and inviting living room features large windows that flood the space with natural light and provide access to a balcony, perfect for morning coffee or evening downtime. On the opposite side, the dining area offers plenty of room for hosting family dinners or gatherings with friends. A convenient 2-piece powder room completes this level. The upper floor is thoughtfully arranged to maximize privacy and comfort. The primary suite is situated at one end and features a walk-in closet and a private 3-piece ensuite. On the other end, two additional well-sized bedrooms - one with a walk-in closet&mdash;share a full 4-piece bathroom. A convenient upstairs laundry area adds to the practicality of the layout, making daily routines effortless. Additional features

include air conditioning for year-round comfort and a location that truly sets this home apart. Enjoy walking-distance access to Evanston's shopping, schools, and nearby soccer fields, along with quick and easy connections to Stoney Trail for commuting around the city. This move-in-ready townhouse offers a rare combination of park-facing views, modern finishes, and an unbeatable location - an excellent opportunity to call Evanston home.