

**165 Evanscrest Gardens NW
Calgary, Alberta**

MLS # A2287166



\$395,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	903 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Garden, Low Maintenance Landscape		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 231

Basement: None

LLD: -

Exterior: Composite Siding, Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Welcome to this well-maintained, bright and modern 2-bedroom, 1-bathroom townhouse nestled in the vibrant community of Evanston. This beautiful townhouse is perfect for comfortable living and effortless entertaining featuring an open concept main floor layout with a bright living room, a functional kitchen with a centre island and a sunny south-facing exposure that fills the vaulted open floor space with natural light. Decorated in a neutral colour palette, this home also includes rough-ins installed for Air Conditioner and Vacu-Flo vacuum system. The stunning kitchen featuring white modern cabinetry, quartz countertops, stainless steel appliances, and an island for casual seating. Step out onto the south-facing balcony to enjoy fresh air and a relaxing outdoor space. The bedrooms are spacious and bright, with the primary bedroom offers a huge walk-in closet and both with easy access to the stylish bathroom and in-suite laundry. Close to schools, parks, shopping, restaurants, transit, and parks with scenic walking paths right in the family-friendly community of Evanston. This move-in ready home is perfect for first-time homebuyer, downsizer, investor or anyone looking for easy-care living. Don't miss this fantastic opportunity. Come and see to appreciate!