

408, 16 Evanscrest Park NW
Calgary, Alberta

MLS # A2222581



\$435,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,322 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Step into the market with confidence or expand your portfolio with this modern 2-bedroom, 2.5-bath townhome in the heart of Evanston NW—a community known for its charm, convenience, and growth potential. This well-maintained home offers the perfect mix of comfort, functionality, and value. Featuring low condo fees and a rare double tandem attached garage, it’s move-in ready and investment-smart. Inside, enjoy a bright and open layout with a sleek, upgraded kitchen, spacious living and dining areas, and a private balcony—ideal for coffee mornings or evening wine with a view of the nearby walking paths. Upstairs, you’ll find two large bedrooms, each with their own private ensuite bathrooms, offering flexibility for roommates, guests, or future tenants. Situated on a quiet street, this home is just minutes from Costco, schools, parks, transit, and major routes like Stoney Trail. Whether you’re buying your first home or securing a reliable rental in a high-demand area, this townhome delivers serious value. Opportunities like this don’t last—schedule your showing today!