

**132 Evanscrest Gardens NW  
Calgary, Alberta**
**MLS # A2232994**


# \$374,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Greenbelt, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 196
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** NA

**\*\*O\*P\*E\*N\*\*H\*O\*U\*S\*E\*\*** JUNE 22 - 2PM - 4PM\*\*Welcome to this stylish and well-maintained end-unit townhouse in the sought-after Link at Evanston community. This vacant 2-bedroom, 1-bath home is move-in ready, offering a fantastic opportunity for first-time buyers, downsizers, or investors. As an end unit, this home is filled with natural light thanks to the extra windows. The open-concept layout features a modern kitchen, spacious living and dining areas, and direct access to a private patio facing a quiet green space&mdash;perfect for relaxing or entertaining. The main Floor is where you'll find two generously sized bedrooms Laundry and a full 4-piece bathroom. The attached single-car garage adds convenience, along with interior access to the storage area on the lower level. Located in a peaceful, family-friendly neighborhood with walking paths, schools, and shopping all within walking distance. With low condo fees of just \$195.90/month, this is affordable, low-maintenance living at its best.