

## 122 Evanscrest Gardens NW Calgary, Alberta

**MLS # A2235667**


# \$448,880

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	Partial, Unfinished	<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>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this high-efficiency, smart-tech townhouse in Evanston—one of Calgary’s most desirable and family-friendly communities! This is a rare opportunity to own a sustainably upgraded, energy-smart home, lovingly maintained by its original owners. Designed for comfort, convenience, and cost-savings, every inch of this property reflects quality craftsmanship, thoughtful functionality, and elegant design. Upstairs, this two-storey gem features two spacious primary bedrooms, each with a 4-piece ensuite and walk-in closet. You'll also find a dedicated upper-floor laundry room and a custom built-in high-end cabinetry—perfect for working or studying from home. On the main floor, just steps from visitor parking, enjoy a private, fenced front patio—ideal for morning coffee or evening relaxation. Inside, you'll love the open-concept layout, 9-foot ceilings, upgraded laminate flooring, and a stylish kitchen with quartz countertops, stainless steel appliances, a central island with breakfast bar, and generous cabinet space. The main level also features a spacious dining area, comfortable living room, and a 2-piece powder room. The lower level includes extra storage space and access to the double attached garage with a durable, upgraded washable floor—perfect for year-round cleanliness. Energy-Smart and Tech-Savvy Living This home is packed with meaningful upgrades that boost performance, reduce energy consumption, and enhance everyday comfort, including: -New Central Air Conditioning & Stay cool in the summer with efficient climate control -Rheem High-Efficiency Electric Water Heater (EcoNet) with remote temperature and timer control & Save on heating while staying cozy -High-Efficiency LED Lighting & Bright, long-lasting, and energy-saving throughout the home -Water Softener System

&ndash; Extend the life of your plumbing and appliances -Smart Home Control System (Nest App) &ndash; Control key functions from your phone -Hunter Douglas Window Coverings &ndash; Elegant, energy-efficient window treatments -Epoxy Garage Floor &ndash; Washable, Clean, practical, and built to last Whether you're buying your first home, upgrading your lifestyle, or looking for a high-performing investment property, this townhouse delivers on all fronts: Modern living. Energy-smart design. Exceptional value.