

## 54 Evanscrest Manor NW Calgary, Alberta

**MLS # A2261562**


# \$499,999

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Evanston               |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,657 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Front Yard, Landscaped |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | \$ 319 |
| <b>Basement:</b>   | None                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Storage |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Come and see this like new three bedroom townhouse in the north west neighborhood of Evanston! This superb home is turnkey and ready for the new owners to move in and enjoy. Upon entry you are greeted with a spacious entry area, a bright home office, understairs storage and access to the double attached garage. On the first floor you will find an open plan with high ceilings, LVP flooring, quartz counter tops, half bath and a kitchen ideal for entertaining with stainless steel appliances, microwave hoodfan and an upgraded refrigerator with water and ice. East facing sunny breakfast nook for your morning coffee, and a great balcony with gas BBQ hook up. The main living area has plenty of space for your family and friends and even a built in alcove with quartz workspace. Upstairs features upgraded carpet, laundry and storage room, three bedrooms and two full bathroom. Primary bedroom with walk in closet. All window coverings are included and this prime unit faces a gorgeous park. Come and see today!