

## 57 Evanscrest Court NW Calgary, Alberta

**MLS # A2206952**


# \$450,000

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,345 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>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House Saturday May 3, 2025\*\*** Welcome to Evanston, one of Calgary's most sought after family friendly communities, with convenient access to shopping, schools, and Stoney Trail. A welcoming atmosphere and a strong sense of community, Evanston offers the perfect blend of suburban comfort and urban convenience. Step inside this beautifully maintained 2 bedroom, 2.5 bathroom townhome and experience modern living at its finest. The pride in ownership shows as you walk through the home. The open concept floor plan features a bright and spacious living area, a stylish kitchen with stainless steel appliances, quartz countertops, and a large island perfect for entertaining. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite and walk in closet. Additional highlights include a convenient upstairs laundry room, no more trucking your laundry basket upstairs. Just inside the front door you have an additional living space that can be used as a home office or gym. With a fenced front patio space and not one but 2 balconies you have ample outdoor space to enjoy. 57 Evanscrest Court offers low-maintenance living and everything you need just minutes away, this home is ready for you to move in and enjoy. Give your favorite realtor a call today and come check it out.