



## 326 Evanscrest Square Calgary Alberta

\$434,999

WELL-MAINTAINED | FRONT FENCED YARD FACING CENTRAL COURTYARD | WATER SOFTENER | CUSTOMIZED CLOSET IN BOTH BEDROOMS | BALCONY | TANKLESS WATER SYSTEM | LOW CONDO FEES. Welcome home to one of the City's most sought-after family-friendly communities in the heart of Evanston. The property boasts a prime location with convenient access to restaurants, shopping, amenities, and schools. Throughout this house, the selections are been made thoughtfully to call it home and build some beautiful memories. Upper floor is designed with huge west-facing balcony to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, Quartz countertops and stainless steel appliances. The upper level offers 2 spacious bedrooms with the Primary suite featuring a customized closet and a 3pc ensuite with a standing shower, along with a convenient upper-floor laundry. The Single attached car garage provides ample space for parking and storage, ensuring convenience and functionality. Nestled in a quiet street, this location offers tranquillity and privacy. Don't miss the opportunity to make this beautiful Evanston home your own. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience! (id:6769)

Living room 10.08 Ft x 12.17 Ft

Dining room 10.25 Ft x 8.67 Ft

Kitchen 12.08 Ft x 8.42 Ft

Primary Bedroom 11.33 Ft x 12.17 Ft

Bedroom 8.83 Ft x 9.83 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Furnace 5.50 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty

**RE/MAX**  
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