



## 37 Evanscrest Court Calgary Alberta

\$475,000

Welcome to this spacious and well-appointed 3-bedroom, 3-bathroom townhouse, offering a generous 1,324 square feet of living space spread across three levels. Located in the popular community of Evanston, this unit is perfect for families and anyone looking for a convenient and comfortable living space. As you enter the townhouse, you are welcomed into a bright and functional foyer, complete with a den that can serve as an office, gym, or tv room. The den is complemented by a closet and a utility area for your storage needs. Additionally, this level provides direct access to the double attached garage. Heading up the stairs to the second level, you'll discover the main living and dining area that is designed with an open concept, providing a spacious and welcoming atmosphere for gatherings and everyday living. Large windows flood the space with natural light, and the neutral colour palette allows for easy personalization. The well-equipped kitchen features stainless steel appliances, a convenient pantry, and beautiful granite countertops, including an island that doubles as a breakfast bar. This kitchen layout makes meal preparation a pleasure. Convenience continues on this level with a main floor laundry room, and an additional 2-piece bathroom on this floor offers added practicality and ensures the comfort of your guests. The top floor of this townhouse hosts all three bedrooms, including the primary suite. The primary bedroom boasts a spacious walk-in closet, providing ample storage for your wardrobe, and a 3-piece ensuite bathroom for added privacy and convenience. The other two bedrooms are situated on the opposite side of the floor and share a well-appointed 4-piece bathroom. This layout ensures that everyone in the family enjoys their own space and privacy. This townhouse is part of a well-managed complex with low condo fees, ensuring that your investment is...

Living room 17.08 Ft x 12.25 Ft

Dining room 13.67 Ft x 7.42 Ft

Kitchen 13.67 Ft x 13.25 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

Primary Bedroom 13.75 Ft x 11.58 Ft

Bedroom 8.33 Ft x 11.08 Ft

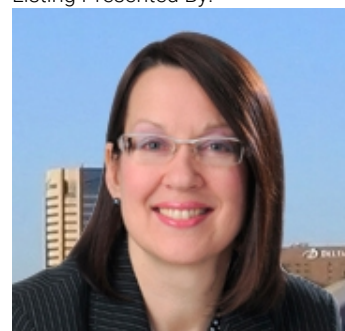
Bedroom 8.42 Ft x 14.75 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

3pc Bathroom 4.83 Ft x 9.50 Ft

Den 10.33 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY INNOVATIONS

**RE/MAX**

**RE/MAX REAL ESTATE  
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