



## 122 Evanscrest Gardens Calgary Alberta

\$448,880

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 - Extend the life of your plumbing and appliances
- Smart Home Control System (Nest App) - Contro...

Furnace 12.50 Ft x 17.17 Ft  
Other 9.75 Ft x 6.42 Ft  
Living room 12.25 Ft x 10.33 Ft  
Dining room 7.08 Ft x 13.75 Ft  
Storage 7.17 Ft x 3.08 Ft  
Other 13.42 Ft x 13.75 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft  
Other 6.67 Ft x 5.92 Ft  
Den 6.08 Ft x 7.50 Ft  
Laundry room 3.58 Ft x 3.08 Ft  
Primary Bedroom 11.25 Ft x 11.25 Ft  
Other 6.33 Ft x 5.50 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.



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2pc Bathroom 4.58 Ft x 4.83 Ft

3pc Bathroom 4.92 Ft x 9.42 Ft

Bedroom 9.33 Ft x 11.92 Ft