



# 212 Evanscrest Square Calgary Alberta

\$429,900

\*Watch the video\* Christmas is here! Home Sweet Home! Honey! Stop the car. Gorgeous 2023 GREEN BUILT townhouse in NW Calgary's one of the most desirable family friendly neighbourhood Evanston. Looks like nothing less than a brand new home. Incredible opportunity for all home buyers & investors. Facing the complex's courtyard, this stunning townhouse will leave you at a WOW! Featuring 2 BEDROOMS | 2.5 BATHROOMS | SINGLE GARAGE + DRIVEWAY | FRONT FENCED PRIVATE YARD | FULLY UPGRADED | WEST FACING LIVING ROOM | CENTRAL AC | PRIVATE BALCONY | LOW CONDO FEES(\$207.72). Starting off you have a great east facing front yard overlooking the complex courtyard. Park your car in your HEATED single garage with an extended driveway for your second car. Beautiful kitchen including elegant white cabinets, quartz countertops, classy upgraded backsplash, pull-out faucet, upgraded refrigerator, pot lights and a built-in pantry. Well-appointed living room with a tv wall and a corner nook which could be used as a pet's sleeping area. Spacious balcony with a BBQ hook up. AIR CONDITIONER to keep you cool in the summer heat. Walking upstairs are your two spacious bedrooms including the marvelous master bedroom with its ensuite offering a glass standing shower. The second bedroom, shared bathroom, stacked laundry, and storage completes this level. All blinds are included. TANKLESS ON DEMAND WATER helping you reduce your utilities bill. Ideal location with minutes to schools, parks, playgrounds, Save-On Foods, local restaurants, cafes, day cares, Walmart, Costco, Beacon Hill shopping centre, minutes to Stoney Trail, and everything you can ask. Low condo fees along with visitor parking and street parking is just an added bonus among many others. What a stunning home offered at a stellar price. Shows 10/10. (id:6769)

Bedroom 8.75 Ft x 9.75 Ft  
Laundry room 3.17 Ft x 3.25 Ft  
4pc Bathroom 5.00 Ft x 8.00 Ft  
3pc Bathroom 8.00 Ft x 5.00 Ft  
Primary Bedroom 11.25 Ft x 9.67 Ft

Storage 3.42 Ft x 2.50 Ft  
2pc Bathroom 2.75 Ft x 6.75 Ft  
Living room 9.83 Ft x 12.92 Ft  
Dining room 10.83 Ft x 8.42 Ft  
Kitchen 8.33 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
DIAMOND REALTY & ASSOCIATES LTD.

<https://realestatewithshrav.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca