

326 Evanscrest Square NW
Calgary, Alberta

MLS # A2170799



\$425,000

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,088 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 207
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Other	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water		

Inclusions: Customized closets, Wall hung Mirror Cupboard, Mirror

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!