

**322 Evanscrest Square NW**  
**Calgary, Alberta**

**MLS # A2202075**



**\$429,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** na

Take a virtual stroll through this delightful home with its 3D tour! Located in the sought-after Evanston community, this townhouse has low condo fees and desirable features. Offering 2 bedrooms, 2.5 bathrooms, and a single attached garage with driveway parking, the main floor impresses with vinyl plank flooring throughout, stylish kitchen cabinets, granite countertops, and stainless steel appliances, complemented by ample cabinetry for all your storage needs. The charming front fenced yard adds to the home's appeal. The upper level features two spacious bedrooms: a Primary suite with a custom closet and a luxurious 4-piece ensuite with a standing shower. There's another bedroom on this level, accompanied by a second 4-piece bathroom and the convenience of an upper-floor laundry area. The single attached garage provides plenty of room for parking and storage. Situated on a quiet street, this home offers a peaceful retreat in a family-friendly neighborhood. It's less than a 5-minute drive to elementary, junior high, and North Trail High School and is close to parks, grocery stores, cafes, and restaurants. With nearby access to CrossIron Mills and downtown Calgary just 20 minutes away, this location offers tranquility and connectivity. Don't miss the chance to call this Evanston gem your own!