

127 Evanscrest Gardens NW
Calgary, Alberta

MLS # A2204334



\$368,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 199
Basement:	Separate/Exterior Entry, Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	none		

Welcome to this inviting 2-bedroom bungalow-style townhouse, complete with a single attached garage. The open-concept design is highlighted by soaring vaulted ceilings and an abundance of natural light pouring through large south-facing windows. The kitchen is a true standout, featuring upgraded stainless steel appliances, modern grey cabinetry, quartz countertops, a stylish eat-up island, and a handy pantry for extra storage. The spacious living and dining areas are perfect for both entertaining guests and relaxing with family. Step outside to the large covered deck, an ideal spot for grilling and enjoying fresh air. The primary bedroom offers a generous walk-in closet, while a second well-sized bedroom, a chic 4-piece bathroom, and a convenient laundry area complete the main level (Laundry is just one year old). The lower level provides direct access to the garage and offers versatile storage space that can double as a boot room or extra storage. Situated in the highly desirable community of Evanston, this home is just minutes away from a variety of amenities and offers quick access to Stoney Trail. With grocery stores, walking paths, and schools within walking distance, convenience is at your doorstep. Don't miss out on this fantastic opportunity—schedule your viewing today!