

12 Evanscrest Manor NW
Calgary, Alberta

MLS # A2205992



\$474,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Irregular Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: none

Welcome to this stunning townhome in the desirable community of Evanston, Calgary! This beautifully designed 3-BED, 2.5-BATH residence offers modern finishes, an open-concept layout, and an abundance of natural light. Step inside to find a bright and inviting living space with sleek laminate flooring, a stylish chef’s kitchen featuring quartz countertops, stainless steel appliances, and an oversized island perfect for entertaining. The elegant backsplash and modern lighting elevate the space, creating a sophisticated ambiance. Upstairs, you’ll discover a convenient stacked laundry setup and three well-sized bedrooms. The primary suite boasts ample closet space and a beautifully designed ensuite for ultimate comfort. Enjoy outdoor living on your private balcony, perfect for morning coffee or evening relaxation. The attached 2-space tandem garage provides secure parking and additional storage for your convenience. Great location! Located in Evanston, this home is within close proximity to parks, schools, shopping, and major roadways, making commuting and daily errands a breeze. Don’t miss out on this incredible opportunity! Schedule a viewing today!