

**508, 15 Evanscrest Park NW  
Calgary, Alberta**

**MLS # A2207548**



**\$449,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Stone Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 243

**LLD:** -

**Zoning:** M-G

**Utilities:** -

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

**PRIVACY ON THE PARK!** Rare Greenspace-facing unit in the sought-after "Avenue 14" floorplan by Streetside/Qualico. This 2-bedroom, double-ensuite townhouse offers an open-concept main level with vinyl plank flooring, stone countertops, two-toned cabinetry, and a spacious pantry. Enjoy natural light throughout, Hunter Douglas blinds, and a semi-private balcony with sunny exposure. Upstairs, two primary bedrooms each have their own ensuite, separated by a full-sized laundry area. The lower level features a versatile space with a window, ideal for a home office. An oversized single garage provides ample parking, even for larger vehicles. Located close to shops, schools, and amenities, this immaculate no pet/no smoking home is a must-see! Book your showing today!