

\$475,000 - 37 Evanscrest Court Nw, Calgary

MLS® #A2091088

\$475,000

3 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this spacious and well-appointed 3-bedroom, 3-bathroom townhouse, offering a generous 1,324 square feet of living space spread across three levels. Located in the popular community of Evanston, this unit is perfect for families and anyone looking for a convenient and comfortable living space. As you enter the townhouse, you are welcomed into a bright and functional foyer, complete with a den that can serve as an office, gym, or tv room. The den is complemented by a closet and a utility area for your storage needs. Additionally, this level provides direct access to the double attached garage. Heading up the stairs to the second level, you'll discover the main living and dining area that is designed with an open concept, providing a spacious and welcoming atmosphere for gatherings and everyday living. Large windows flood the space with natural light, and the neutral colour palette allows for easy personalization. The well-equipped kitchen features stainless steel appliances, a convenient pantry, and beautiful granite countertops, including an island that doubles as a breakfast bar. This kitchen layout makes meal preparation a pleasure. Convenience continues on this level with a main floor laundry room, and an additional 2-piece bathroom on this floor offers added practicality and ensures the comfort of your guests. The top floor of this townhouse hosts all three bedrooms, including the primary suite. The primary bedroom boasts a spacious walk-in closet, providing ample storage for



your wardrobe, and a 3-piece ensuite bathroom for added privacy and convenience. The other two bedrooms are situated on the opposite side of the floor and share a well-appointed 4-piece bathroom. This layout ensures that everyone in the family enjoys their own space and privacy. This townhouse is part of a well-managed complex with low condo fees, ensuring that your investment is protected and maintenance is hassle-free. The Evanston community itself is known for its family-friendly atmosphere and a host of nearby amenities. A full shopping complex is within easy reach, making grocery shopping and retail therapy a breeze. Parks and schools are also conveniently located, catering to the needs of residents of all ages. Don't miss the opportunity to move into this fantastic townhouse before Christmas. With its ideal layout, modern features, and prime location in the Evanston community, it offers the perfect blend of comfort and convenience for your family's next chapter.

Built in 2016

Essential Information

MLS® #	A2091088
Price	\$475,000
Sold Price	\$472,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	37 Evanscrest Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0S1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 11th, 2023
Days on Market	9
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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