

\$449,900 - 206, 15 Evanscrest Park Nw, Calgary

MLS® #A2108494

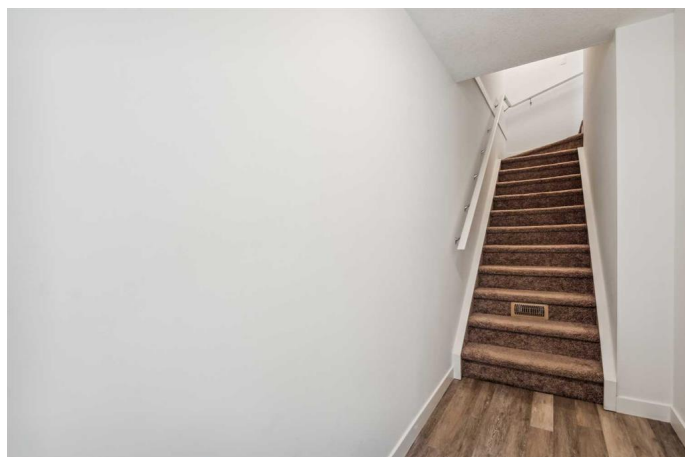
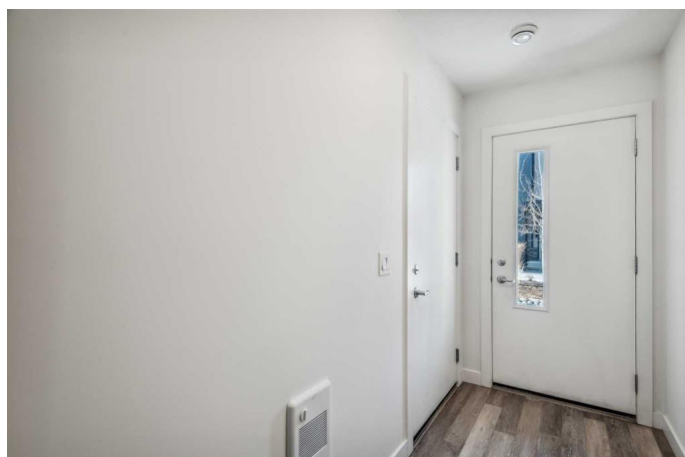
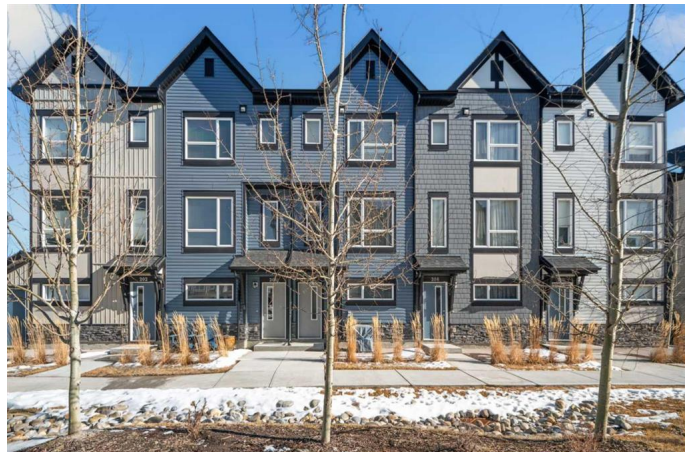
\$449,900

2 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

LOCATION-LOCATION-LOCATION!!! |
QUICK POSSESSION AVAILABLE |
MODERN & CHIC 1425 TOTAL SQ FT
3-STOREY BARE LAND CONDO | 2 BEDS
(dual master) + 2.5 BATHS + A FLEX/BONUS
ROOM | VERY DESIRED OPEN + BRIGHT
LAYOUT | NEUTRAL & FRESH PALETTE |
AIR CONDITIONING | *TANDEM DOUBLE
ATTACHED GARAGE* | PERFECT FOR 1st
TIME HOME BUYER, DOWNSIZER, OR
INVESTOR -- + GREAT RENTAL!** | WELL
cared for 3 Storey townhouse offering a
TOTAL of 1425 SQ FT of DEVELOPED
LIVING SPACE w/ large tandem double
garage (38 x 10'4") + a 5' x
4' BALCONY in the family friendly
COMMUNITY of EVANSTON!!! GREAT
CURB APPEAL with WELL-MAINTAINED +
NATURAL LANDSCAPING as you enter the
front door. The Entry Level has a LARGE
FOYER which gives direct ACCESS to your
38' X 10'4" GARAGE + the
UTILITY/STORAGE area. As you make your
way up to the MAIN LIVING AREA (2ND
LEVEL) you will fall in love with your
CONTEMPORARY OPEN CONCEPT FLOOR
PLAN boasting beautiful luxury vinyl plank
flooring, a fresh NEUTRAL COLOUR
SCHEME ++ 9' CEILINGS. Your
generous sized LIVING ROOM has a LARGE
WINDOW + an additional window which allows
for a TON of NATURAL LIGHT --- GREAT for
RELAXING at the end of the day whether
reading a book, watching tv, or taking a nap on



the couch. Your DINING ROOM area offers plenty of ROOM to sit around a good sized table w/ FAMILY + FRIENDS (area easily seats 6) whilst enjoying yummy appetizers & drinks. Your contemporary BRIGHT KITCHEN area also has a nice sized window offering the perfect amount of natural light, MODERN CABINETRY, SS APPLIANCES, TILED BACKSPLASH, QUARTZ COUNTERTOPS, PANTRY CLOSET, PENDANT LIGHTING + BREAKFAST BAR AREA to enjoy a hot coffee or tea to start your day off. There is a door that leads to your BALCONY off the kitchen which comes complete with a GAS LINE for the BBQ'er/entertainer in you! Your 2-pc powder room + good sized closet finishes off the main living and entertaining level. The top Level (3rd) has carpet throughout, and offers the IDEAL DUAL PRIMARY LAYOUT with a 2 BED + 2 BATH split set up with a BONUS/FLEX room separating the two. Your LAUNDRY closet is conveniently located on this level too! LOTS of NATURAL LIGHT, EXTRA STORAGE, a DOUBLE GARAGE, 2.5 BATHROOMS, 2 GODD-SIZED BEDROOMS, A/C + LOW Condo Fees = FANTASTIC VALUE!!! The NEIGHBOURLY and FRIENDLY COMMUNITY of EVANSTON hosts many SCHOOLS & PROGRAMS through the EVANSTON CREEKSIDE COMMUNITY ASSOCIATION incl/SPORTS, ACTIVITIES, OUTDOOR RINK in WINTER, CLEAN-UP DAYS, FOOD TRUCKS + so much MORE. You are located just off Symons Valley Parkway & Road & Beddington Blvd--- both close to Deerfoot Trail + easy access to Stoney Trail which leads to many more major roads including Sarcee Trail. 5 MINS to Highway 2 that will lead you to our MAJESTIC ROCKY MOUNTAINS (ONE HOUR DRIVE) ! PLUS, enjoy the convenience of a 10 minute drive to the airport & a few min drive to a LARGE assortment of amenities! You will LOVE this JEWEL of a HOME!

Built in 2017

Essential Information

MLS® #	A2108494
Price	\$449,900
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.02
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	206, 15 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1V5

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Insulated, Tandem

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 4th, 2024
Days on Market	10
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.