

\$449,999 - 404, 15 Evanscrest Park Nw, Calgary

MLS® #A2136221

\$449,999

2 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Step into luxury living with this stunning 2-bedroom, 2.5-bathroom townhome in Evanston, boasting an Upgraded Kitchen, Appliances and Lighting package, Oversized Single Garage, and ample street parking. Built brand new in 2018, this home offers a spacious 1235.16 sqft layout spread across three levels.

Discover two generously sized master bedrooms on the third level, each complete with its own private en-suite and expansive closets. The second level sets the stage for elegance with its open-concept design, featuring luxurious wide plank flooring, 9-foot ceilings, and additional large windows at the front & rear, bathing the space in natural light. Entertain effortlessly in the dining area, seamlessly connected to a modern kitchen adorned with quartz countertops, customized cabinetry, an upgraded Hood fan, and stainless-steel appliances. Enjoy outdoor relaxation on the private COZY BALCONY, complete with a built-in BBQ gas line – perfect for morning coffee, dinner or evening relaxation.

Practicality meets convenience in this townhome with amenities like an oversized single attached garage, a versatile flex room (which is ideal for conversion into a home office, gym), a main level guest bathroom, and upper-level laundry featuring a stacked washer and dryer. Plus, with a low condo fee of just \$242 per month, maintenance-free living is guaranteed.



Situated near parks, schools, and popular shopping destinations such as T&T and Superstore, and with easy access to major transportation routes, this townhome offers the perfect blend of functionality and luxury. Don't let this opportunity pass you by—schedule your viewing today!

Built in 2018

Essential Information

MLS® #	A2136221
Price	\$449,999
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	404, 15 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V5

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Off Street, Single Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	June 28th, 2024
Days on Market	31
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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