

\$499,900 - 142 Evanscrest Manor Nw, Calgary

MLS® #A2137314

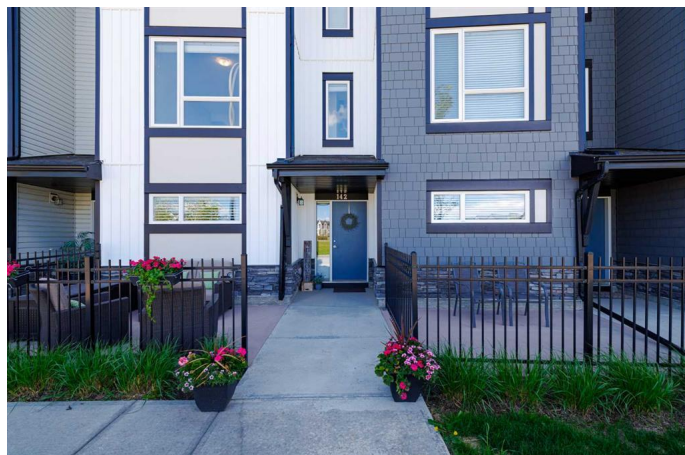
\$499,900

3 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to your bright, open-concept townhome, offering 3 bedrooms and 2.5 bathrooms in highly desirable Evanston. Facing onto the large green space, with no neighbors in front of you or behind, as well as a full driveway that backs out into a non-through road. This unit boasts one of the most private and convenient locations in the entire complex, it won't last long! The main floor features a bright kitchen with upgraded quartz countertops, stunning white backsplash, stainless steel appliances and pantry. The dining and living room areas are soaked with natural light, boasting 9 foot knockdown ceilings, large windows, a powder room and luxury vinyl flooring throughout. Off the dining area, you have a door out to your generous sized balcony, which has a natural gas line for your BBQ. The upper floor has a bright primary suite, en-suite 4pc bathroom with large shower and walk-in closet along with two additional bedrooms, one of which has a walk-in closet. The upper floor is completed by a 4pc bathroom and laundry for added convenience. Take in the amazing panoramic city and partial downtown views, especially at night. The oversize tandem garage has a good sized storage room and enough space for 2 vehicles. You also have a full driveway, giving you 3 dedicated parking spots in addition to the ample street and visitor parking for guests! The unit has central AC to keep you cool on those hot summer days! It also



has two outdoor spaces: from your partially fenced front patio you can savor a cup of coffee and enjoy the morning sun, while in the afternoon and evening you can wind down and enjoy the setting sun from your private balcony. The unit is walking distance to the future middle school (public) which broke ground at the end of April 2024 and is close to the neighborhood Catholic schools AND the future K-4 public elementary school which was announced in this year's Alberta provincial budget. With quick access to Stoney Trail and both of the neighbourhood shopping plazas, you are just minutes away from every amenity! Contact your realtor and book your viewing soon, this unit will go quickly!

Built in 2017

Essential Information

MLS® #	A2137314
Price	\$499,900
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	142 Evanscrest Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province Alberta
Postal Code T3R 1V5

Amenities

Amenities Park
Parking Spaces 3
Parking Alley Access, Double Garage

Interior

Interior Features No Smoking Home
Appliances Central Air Conditioner, Microwave Hood Fan, R
Coverings
Heating Forced Air
Cooling Central Air
Basement None

Exterior

Exterior Features Storage
Lot Description Back Lane, Greenbelt, Lands
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2024
Date Sold June 19th, 2024
Days on Market 13
Zoning M-G
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First



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