

\$515,000 - 98 Evanscrest Manor Nw, Calgary

MLS® #A2138476

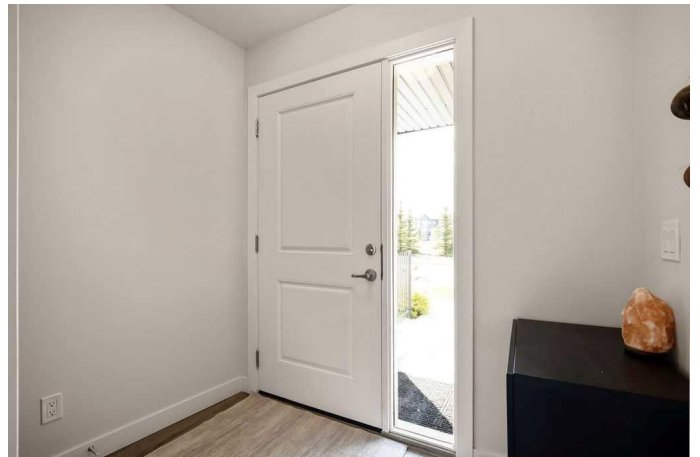
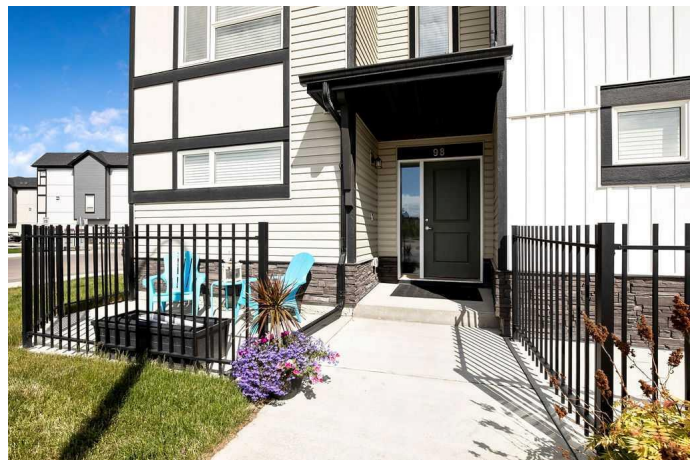
\$515,000

3 Bedroom, 3.00 Bathroom, 1,566 sqft

Residential on 0.04 Acres

Evanston, Calgary, Alberta

Welcome home! You've been looking for a place to call your own, and this end-unit townhome is it - with spacious open concept living, 3 bedrooms, 2.5 bathrooms, and double garage across from a green space. Your new home is naturally bright thanks to windows on three sides including SW facing and SE facing over the green space without obstruction from neighboring homes. The main living floor features generously size living room, dining room and kitchen in an open layout, as well as a nook with built-in desk and a powder room. Light and cool colors give the entire home a relaxing vibe. The layout is perfect for spending time with family or entertaining - the kitchen has loads of functional counterspace including 2 eating bars! You'll love the private covered balcony with gas BBQ hookup off the kitchen for grillin' and chillin'. If sunny patios are your thing, then you'll also love the ground level patio facing south and the green space out the front door. When it's time to relax privately, take your moments in the primary suite with private bathroom on the upper level. The upper level also has 2 additional bedrooms for the kids or guests and another full bathroom, as well as the laundry room - how convenient! The lower level is also above grade, where you'll find a cozy entrance with room for shoes and coat rack, as well as your tandem double garage - perfect for keeping vehicles warm and snow free in winter, as well as loads of storage. You also have a driveway into the garage at the rear, offering a



dedicated guest parking stall just in case the ample street parking in front or along the side street of this end-unit corner lot home isn't enough. Your beautiful home is located with quick access to practically everything! Close to school sites, shopping and transit stops, as well as quick access to major routes like Stoney Trail. Only a 25 minutes to downtown. Don't hesitate - book a tour to make sure this home can become your home!

Built in 2020

Essential Information

MLS® #	A2138476
Price	\$515,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,566
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	98 Evanscrest Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R3

Amenities

Amenities	None
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Parking Spaces	2
Parking	Double Garage Attached, Owned, Tandem

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	June 11th, 2024
Date Sold	June 21st, 2024
Days on Market	10
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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