

\$539,900 - 308, 75 Evanscrest Common Nw, Calgary

MLS® #A2158354

\$539,900

4 Bedroom, 4.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

END UNIT | FULLY DEVELOPED WALKOUT BASEMENT | 4 BEDROOMS | Welcome to this spacious 2024-built townhome in the desirable community of Evanston. The main floor features an open-concept layout with a well-appointed kitchen, boasting abundant cabinetry, ample counter space, an island, and direct access to a private balcony. The living room is generously sized, perfect for entertaining. Upstairs, you'll find a versatile landing area with a built-in desk. The primary bedroom offers a luxurious en-suite bathroom and a walk-in closet. There are two additional bedrooms and a full bathroom on the upper level. What sets this house apart from most other townhomes is the finished walkout basement, which is perfect for growing families or as an investment opportunity; featuring one bedroom, a full bathroom, a spacious living area, and a convenient kitchenette. Two assigned parking stalls are directly in front of the property. Located just minutes from Stoney Trail, with schools, parks, and shopping nearby. Landscaping with an underground sprinkler system is currently being completed by the developer. Don't miss out on this exceptional property!

Built in 2024

Essential Information

MLS® # A2158354

Price \$539,900



Sold Price	\$535,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,257
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	308, 75 Evanscrest Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A3

Amenities

Amenities	Trash, Parking, Snow Removal
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Vinyl Windows, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Suite

Exterior

Exterior Features	BBQ gas line, Balcony, Lighting
Lot Description	Corner Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	October 26th, 2024
Days on Market	57
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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