

# \$459,900 - 310, 15 Evanscrest Park Nw, Calgary

MLS® #A2166350

**\$459,900**

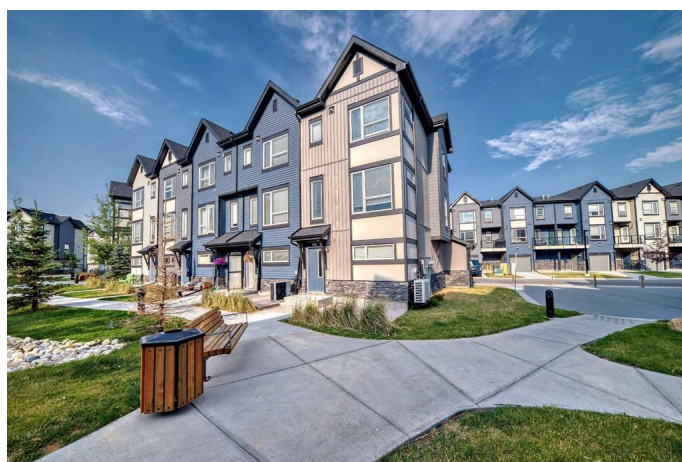
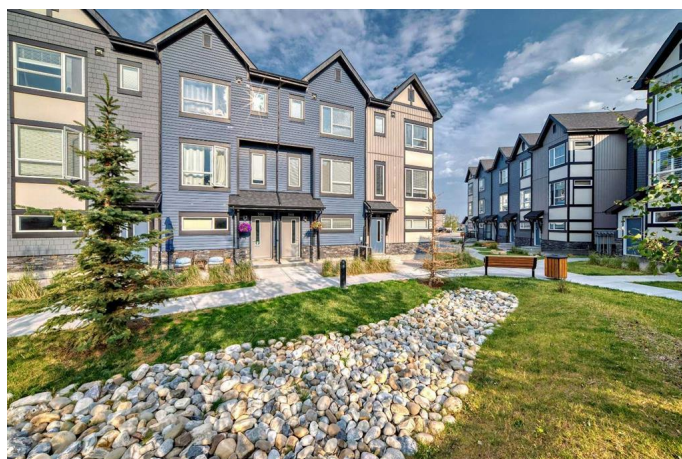
3 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

**DOUBLE ATTACHED GARAGE- TANDEM | 3 BEDROOMS | 2.5 BATHROOMS | BALCONY| CENTRALLY AIR CONDITIONED**

Discover the perfect blend of modern comfort and natural beauty in this inviting Evanston townhouse. Spanning over 1,400 square feet of living space, this centrally air conditioned townhouse with double detached painted garage and water plumbing done offers 3 bedrooms and 2.5 bathrooms, all within a thoughtfully designed layout that enhances both functionality and comfort. Step inside to find an open floor plan where natural light floods the space through large windows. The living and dining areas flow seamlessly, creating a welcoming environment for relaxation and gatherings. The contemporary kitchen is a highlight, featuring a breakfast bar, ample cabinets, and a pantry to keep everything organized. A convenient 2-piece bathroom is also located on this level. The open floor plan extends to a balcony, perfect for hosting BBQ parties or enjoying outdoor entertainment. Upstairs, you'll find three decent-sized bedrooms, including a primary suite designed for comfort. The primary bedroom features a private 3-piece ensuite with a walk-in shower and a spacious walk-in closet. One of three bedrooms have its own walk-in closet ensuring ample storage for all your needs. Additionally, there's a full bathroom on this floor for added convenience. A dedicated laundry space on the upper level makes everyday chores a breeze. The



attached tandem garage provides extra storage and parking convenience. This property is situated in a community with nearby major roadways, offering both easy access and the serenity of green spaces right at your doorstep. The community park is perfect for families with kids or for those looking to invest in a vibrant neighbourhood. Come and experience a home where convenience meets comfort, all set within the beautiful and vibrant community of Evanston.

Built in 2019

**Essential Information**

MLS® #	A2166350
Price	\$459,900
Sold Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

**Community Information**

Address	310, 15 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1V5

**Amenities**

Amenities	Park, Parking, Playground, Trash, Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached

**Interior**

Interior Features	High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 16th, 2024
Date Sold	October 17th, 2024
Days on Market	31
Zoning	M-G
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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