

\$439,900 - 508, 16 Evanscrest Park Nw, Calgary

MLS® #A2168104

\$439,900

2 Bedroom, 3.00 Bathroom, 1,236 sqft
Residential on 0.02 Acres

Evanston, Calgary, Alberta

Price ReducedWelcome to this beautifully designed townhouse that blends style, comfort, and convenience! The kitchen shines with sleek quartz countertops and a modern color palette, creating a fresh, contemporary space perfect for cooking or hosting friends for dinner.

Upstairs, youâ€™ll find two spacious primary bedrooms, each with its own 4-piece ensuite bathroom, offering plenty of privacyâ€”ideal whether youâ€™re living with family or a roommate.

Step out onto the south-facing balcony, where you can enjoy the sunshine and courtyard views. It's the perfect spot to relax with a morning coffee or grill up a meal using the built-in BBQ gas line hookup.

The attached tandem garage easily accommodates two vehicles, and thereâ€™s an extra parking spot on the driveway for guests.

One of the great perks of this home is the LOW CONDO FEE, which helps keep monthly expenses down while still providing essential maintenance services.

Located just minutes from grocery stores, shopping centers, and schools, this townhouse is ideally situated for everyday convenience. Whether youâ€™re a young family looking for



a functional home or an investor seeking a great rental opportunity, this property checks all the boxes!

Built in 2022

Essential Information

MLS® #	A2168104
Price	\$439,900
Sold Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	508, 16 Evanscrest Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R3

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Alley Access, Single Garage Attached, Tandem

Interior

Interior Features	Quartz Counters, High Ceilings
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Oven, Washer/Dryer Stacked

Heating	Central, Natural Gas
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	September 24th, 2024
Date Sold	November 27th, 2024
Days on Market	65
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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