

# \$439,888 - 207 Evanscrest Square Nw, Calgary

MLS® #A2176931

**\$439,888**

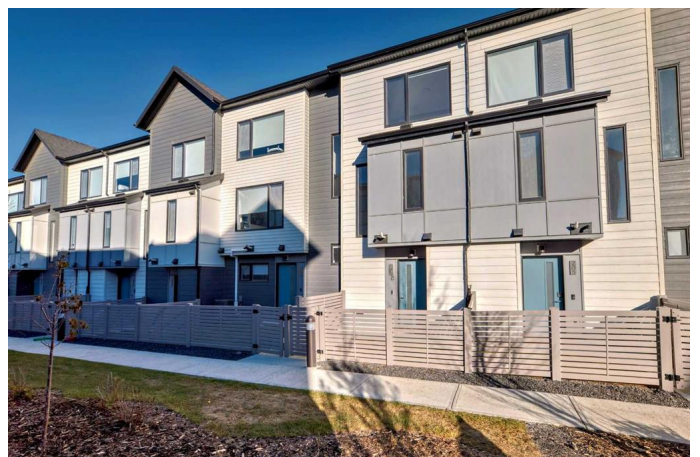
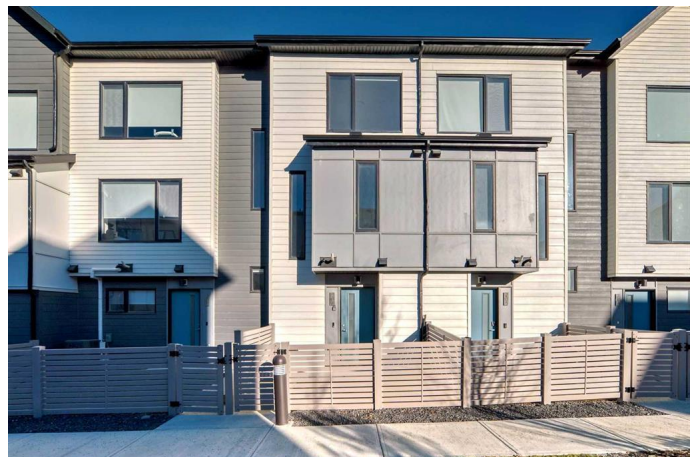
2 Bedroom, 3.00 Bathroom, 1,078 sqft  
Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this impressive, recently built three-level townhouse nestled in the desirable community of Evanston. Designed with both style and functionality in mind, this home offers a spacious and open layout, perfect for modern living. The main floor greets you with a seamless flow between the living room and dining area. Enhanced by high ceilings and abundant natural light that creates a welcoming ambiance. The extensively upgraded kitchen is a true chef's delight, featuring raised cabinetry, sleek white quartz countertops with a sophisticated waterfall design, and premium stainless steel and high-performance appliances.

Upstairs, you'll discover two generously sized bedrooms, providing a tranquil retreat. The primary bedroom comes with a private ensuite, ensuring comfort and privacy, while a second full bathroom and a convenient half bath on the main level offer additional functionality. Every inch of this property showcases carefully selected upgrades, highlighting attention to detail and quality throughout.

For added convenience, the townhouse includes a single attached garage. Enjoy the large balcony, accessible from the main living area, where you'll find the perfect setting for morning coffee, relaxing evenings, or entertaining with friends and family. The front of the home is beautifully landscaped and



fenced, adding curb appeal and a touch of greenery to enjoy year-round.

This townhouse is perfectly positioned for an active and vibrant urban lifestyle, offering easy access to Stony Trail, local schools, shops, and various amenities. Schedule your showing now and experience firsthand the exceptional comfort and modern upgrades this Evanston townhouse has to offer!

Built in 2021

### Essential Information

MLS® #	A2176931
Price	\$439,888
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,078
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	207 Evanscrest Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S2

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Quartz Counters, Recessed Lighting, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Other
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Concrete, Silent Floor Joists
Foundation	Poured Concrete

### Additional Information

Date Listed	November 27th, 2024
Days on Market	142
Zoning	M-1

### Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.