

**165 Evanscrest Gardens NW**  
**Calgary, Alberta**

**MLS # A2287166**



**\$395,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to this well-maintained, bright and modern 2-bedroom, 1-bathroom townhouse nestled in the vibrant community of Evanston. This beautiful townhouse is perfect for comfortable living and effortless entertaining featuring an open concept main floor layout with a bright living room, a functional kitchen with a centre island and a sunny south-facing exposure that fills the vaulted open floor space with natural light. Decorated in a neutral colour palette, this home also includes rough-ins installed for Air Conditioner and Vacu-Flo vacuum system. The stunning kitchen featuring white modern cabinetry, quartz countertops, stainless steel appliances, and an island for casual seating. Step out onto the south-facing balcony to enjoy fresh air and a relaxing outdoor space. The bedrooms are spacious and bright, with the primary bedroom offers a huge walk-in closet and both with easy access to the stylish bathroom and in-suite laundry. Close to schools, parks, shopping, restaurants, transit, and parks with scenic walking paths right in the family-friendly community of Evanston. This move-in ready home is perfect for first-time homebuyer, downsizer, investor or anyone looking for easy-care living. Don't miss this fantastic opportunity. Come and see to appreciate!