

**30 Evanscrest Park NW**  
**Calgary, Alberta**

**MLS # A2287284**



**\$429,900**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Evanston                            |               |                  |
| <b>Type:</b>     | Residential/Five Plus               |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                  |               |                  |
| <b>Size:</b>     | 1,496 sq.ft.                        | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad |               |                  |
| <b>Lot Size:</b> | -                                   |               |                  |
| <b>Lot Feat:</b> | Level, Rectangular Lot              |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Central, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 321 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry |                   |        |

**Inclusions:** N/A

**\*\*\*END UNIT\*\*\*** This bright and spacious home features 3 bedrooms, 2.5 bathrooms, and 1,500 SQFT of living space. The main level boasts luxury plank flooring and an open-concept layout with quartz countertops, stainless steel appliances, a breakfast bar, and a sunny deck just off the living room &mdash; perfect for entertaining! Upstairs you'll find three bedrooms and two full bathrooms, including a spacious primary suite with a full ensuite. Enjoy the convenience of a tandem attached garage plus driveway parking, with space for three vehicles. Fantastic location just steps from parks, public transit, schools, and shopping. Don't miss out &mdash; \*\*call today to schedule your private viewing!