

# \$439,900 - 36 Evanscrest Gardens Nw, Calgary

MLS® #A2208114

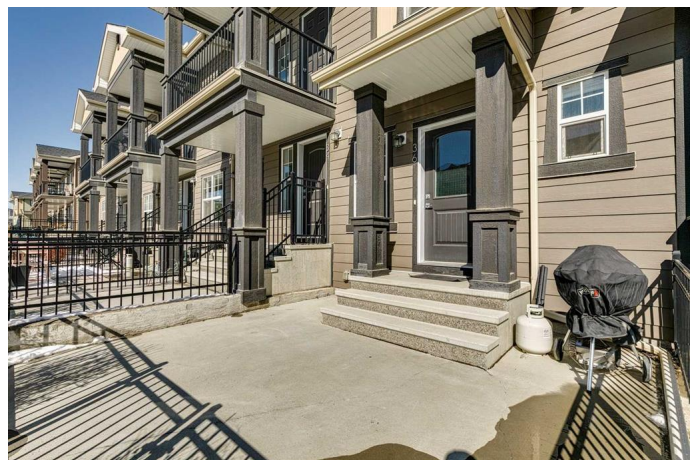
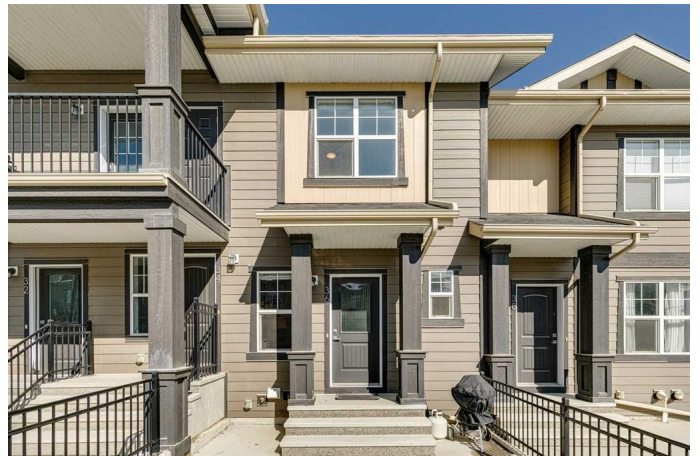
**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Rarely do units with this desirable floorplan come available in the complex, and you don't want to miss it. This meticulously maintained home has a bright and spacious main floor with an open concept floorplan that allows you the flexibility to have space for everything you need. Living room, dining area and home office? No Problem! Maybe you prefer to have space for yoga, a piano or toy storage? No matter what your needs are, this main floor has the flexibility to adapt. The kitchen is absolutely stunning, with modern white shaker cabinets, quartz countertops, stainless steel appliances, sleek tile backsplash, a separate pantry, a large central Island with additional storage and breakfast bar...perfect for entertaining. Upstairs features a dual master floorplan with 2 generous sized bedrooms, each with their own 4 piece ensuite and double closets, and easy access to the laundry room conveniently located just down the hall. This home also has beautiful laminate floors throughout the main level, lots of natural light, main floor 1/2 bath, custom window coverings, and neutral tones throughout. The lovely front patio (with gas BBQ line) is the perfect spot to relax, while you overlook the central courtyard. Not to be missed is the attached double (tandem) garage, with plenty of space for 2 vehicles, or additional storage if needed. The complex is well managed with low monthly condo fees, and is ideally located near parks, pathways, restaurants, groceries, schools, and



so much more. This townhouse flawlessly combines comfort and functionality, making it an ideal choice in the vibrant community of Evanston!you don't want to miss it!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208114      |
| Price          | \$439,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,089         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 36 Evanscrest Gardens Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0S1                  |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Gazebo, Visitor Parking        |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Ceiling Fan(s) |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                                                                      |
| Cooling    | Other                                                                                                           |
| Basement   | None                                                                                                            |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Courtyard              |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame, Cement Fiber Board       |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | M-1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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