

# \$418,800 - 308 Evanscrest Square Nw, Calgary

MLS® #A2223140

**\$418,800**

2 Bedroom, 3.00 Bathroom, 1,070 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

2 Bedroom 2.5 baths Townhouse located in the community of Evanston. This beautifully appointed 2-bedroom home is filled with natural sunlight and features tasteful, modern colors throughout. The kitchen boasts upgraded appliances including a gas stove, over the range microwave, quartz countertops, pots and pans drawers, and sleek pot lights for an inviting cooking space. Enjoy your private, fenced front yard. The west-facing balcony is ideal for relaxing and entertaining with a BBQ gas line ready for use. The upper floor consists of a laundry room and 2 bedrooms with closets that provide extra shelving and organization for your clothes and storage. The primary bedroom features a 4 pc ensuite, full height subway tiles, and glass enclosure. Energy saving water on demand hot water system. Low Condo fees. Large 13ft x21 ft garage. 11.5ft x 6 ft balcony. Close to schools, shopping and Stoney Trail. This is great place to call home!

Built in 2021

## Essential Information

MLS® #	A2223140
Price	\$418,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,070
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	308 Evanscrest Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S2

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Built-in Barbecue
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
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Days on Market	6
Zoning	M-1

## **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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