

# \$374,900 - 132 Evanscrest Gardens Nw, Calgary

MLS® #A2232994

**\$374,900**

2 Bedroom, 1.00 Bathroom, 923 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

**\*\*O\*P\*E\*N\*\*H\*O\*U\*S\*E\*\*** JUNE 22 - 2PM -

4PM\*\*Welcome to this stylish and well-maintained end-unit townhouse in the sought-after Link at Evanston community. This vacant 2-bedroom, 1-bath home is move-in ready, offering a fantastic opportunity for first-time buyers, downsizers, or investors.

As an end unit, this home is filled with natural light thanks to the extra windows. The open-concept layout features a modern kitchen, spacious living and dining areas, and direct access to a private patio facing a quiet green space—perfect for relaxing or entertaining.

The main Floor is where you'll find two generously sized bedrooms Laundry and a full 4-piece bathroom. The attached single-car garage adds convenience, along with interior access to the storage area on the lower level.

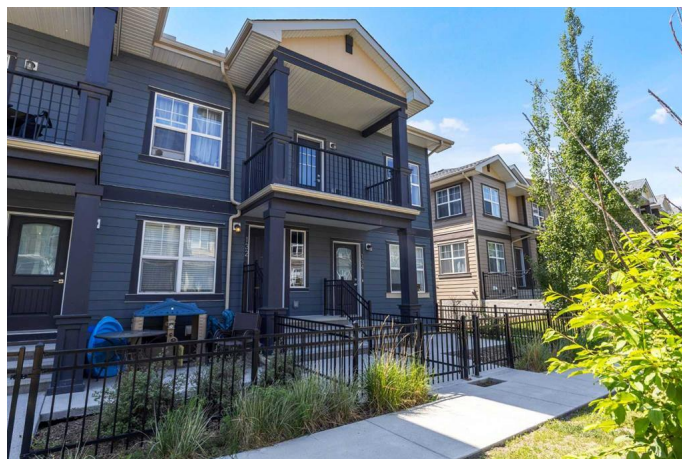
Located in a peaceful, family-friendly neighborhood with walking paths, schools, and shopping all within walking distance. With low condo fees of just \$195.90/month, this is affordable, low-maintenance living at its best.

Built in 2017

## Essential Information

MLS® #                   A2232994

Price                     \$374,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	923
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	132 Evanscrest Gardens Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0S1

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Greenbelt, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	32
Zoning	M-1

**Listing Details**

Listing Office	CIR Realty
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