

# \$429,900 - 322 Evanscrest Square Nw, Calgary

MLS® #A2202075

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,085 sqft  
Residential on 0.00 Acres

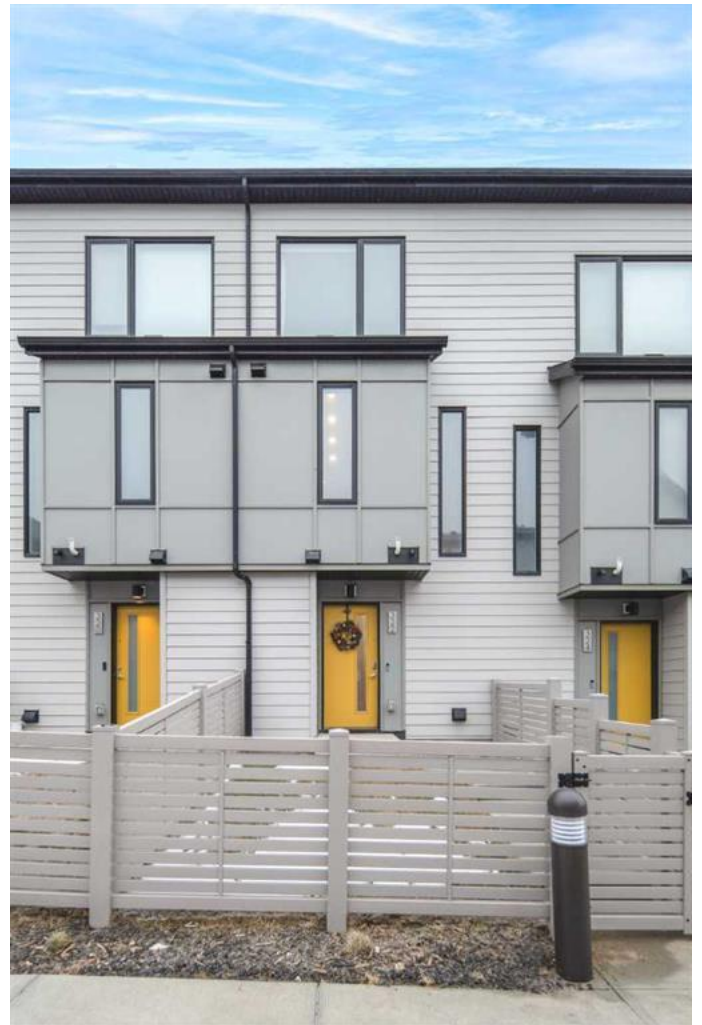
Evanston, Calgary, Alberta

Take a virtual stroll through this delightful home with its 3D tour! Located in the sought-after Evanston community, this townhouse has low condo fees and desirable features. Offering 2 bedrooms, 2.5 bathrooms, and a single attached garage with driveway parking, the main floor impresses with vinyl plank flooring throughout, stylish kitchen cabinets, granite countertops, and stainless steel appliances, complemented by ample cabinetry for all your storage needs. The charming front fenced yard adds to the home's appeal.

The upper level features two spacious bedrooms: a Primary suite with a custom closet and a luxurious 4-piece ensuite with a standing shower. There's another bedroom on this level, accompanied by a second 4-piece bathroom and the convenience of an upper-floor laundry area. The single attached garage provides plenty of room for parking and storage.

Situated on a quiet street, this home offers a peaceful retreat in a family-friendly neighborhood. It's less than a 5-minute drive to elementary, junior high, and North Trail High School and is close to parks, grocery stores, cafes, and restaurants. With nearby access to CrossIron Mills and downtown Calgary just 20 minutes away, this location offers tranquility and connectivity.

Don't miss the chance to call this Evanston gem your own!



Built in 2021

## Essential Information

MLS® #	A2202075
Price	\$429,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,085
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	322 Evanscrest Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S2

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior



Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	16
Zoning	M-1
HOA Fees	20
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.