



**306 Evanscrest Square NW  
Calgary, Alberta**

**MLS # A2299776**



**\$375,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 219
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water		

**Inclusions:** None

Located in the family-friendly community of Evanston, this 3-storey townhome offers 2 bedrooms, 2.5 bathrooms, and approximately 1,074 sq. ft. of bright, modern living space with an attached garage—just minutes from schools, parks, shopping, and dining. Perfect for first-time buyers, young families, downsizers, or investors seeking a solid property in a highly desirable location. Step inside to the main level featuring an attached single garage at the back for convenient parking. A 2-piece bathroom sits next to the entry door, completing this functional level. On the second level, discover durable vinyl plank flooring flowing throughout and impressive 9-foot ceilings creating a bright, spacious atmosphere. The modern Kitchen showcases all stainless steel appliances, quartz countertops, and sleek white cabinetry. Adjacent sits a generous-sized Dining area that flows seamlessly into the bright Living room with sliding door access to your private Balcony with BBQ gas line—perfect for enjoying sunlight and summer barbecues. The third level features two good-sized bedrooms, both offering comfort and privacy. The Primary bedroom includes a convenient 4-piece ensuite, while the second bedroom has a 4-piece bathroom right next to it for everyday ease. An upper-floor laundry closet completes this level. Modern comforts include a tankless hot water system for endless hot water and energy efficiency, plus air conditioning for year-round comfort. Outside, the fenced front yard adds extra outdoor space, while the landscaped central courtyard enhances the community feel. Ideally located, this townhouse is just steps from nearby playgrounds and parks, and minutes from schools, grocery stores, shopping, and dining options, including the Carrington complex. Commuting is quick and easy with Stoney Trail nearby, providing convenient access across the

city. With its well-maintained condition and move-in ready status, this home combines community, convenience, and modern living in one highly desirable package.