



**8 Evanscrest Gardens NW
Calgary, Alberta**

MLS # A2301478



\$349,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	875 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome Home to The Link at Evanston! This well-maintained 2 bedroom townhome is perfect for first time buyers, empty nesters and students or anyone looking for the convenience of low maintenance living. The main living area is open concept with vaulted ceilings and light palette making it bright and airy. The well-appointed kitchen comes complete with quartz counters, gas stove, pantry, and a nice sized island with breakfast bar. Off the living room is a balcony with BBQ gas line that overlooks the community courtyard. The additional outside storage closet is perfect for seasonal items. The primary bedroom has a nice sized walk-in closet. A 2nd bedroom and 4pc bath with in-suite laundry finishes off this functional home. There is a single attached garage with room for storage and an additional storage alcove on the lower level. Steps to Transit with 2 direct routes to the Northern Pointe Transit Terminal. Walking distance to the amenities of Evanston Towne Centre & the Shops of Carrington Centres. The area offers plenty of walking paths, parks and skatepark. Easy access to Stoney Tr Ring Rd and 14 St NW.