



**12 Evanscrest Gardens NW
Calgary, Alberta**

MLS # A2305742



\$340,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	932 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	High Efficiency	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Window coverings

Welcome to this bright and airy 2-bedroom, 1-bathroom townhouse located in the heart of the highly sought-after community of Evanston. This home features a seamless open-concept layout and soaring vaulted ceilings that enhance the sense of space and natural light, perfectly complemented by a modern kitchen boasting high-quality appliances. Step outside to your private balcony for a peaceful view of the quiet, beautifully landscaped inner courtyard, or head downstairs to enjoy the convenience of covered parking with your own single car garage. Situated in an exceptionally well-managed complex with the added benefit of low condo fees, this property offers incredible value and peace of mind. Just minutes from local shopping, schools, and transit, this turnkey home is an unbeatable opportunity for first-time buyers and investors.