



106, 16 Evanscrest Park NW
Calgary, Alberta

MLS # A2321788



\$387,888

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,193 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters, Vinyl Windows		

Inclusions: NONE

PRICED BELOW CITY OF CALGARY ASSESSMENT TO SELL. ENJOY THIS INCREDIBLY BRIGHT AND FANTASTIC LIKE NEW HOME IN A SUPERB QUIET LOCATION. THE HOME WAS PROFESSIONALLY CLEANED. EVANSTON IS ONE OF NW CALGARY'S MOST DESIREABLE AREAS TO CALL HOME. THIS HOME FEATURES TWO LOVELY PREMIE BEDROOMS, BOTH WITH PRIVATE ENSUITES. BOTH ALSO FEATURES DOUBLE CLOSETS. UPPER LAUNDRY ROOM. SPACIOUS VERY OPEN LIVING ROOM WITH 9' CEILING AND DOOR TO A SEMI-PRIVATE DECK WITH FROSTED GLASS SIDES AND ALUMINIUM RAILINGS ALSO HAS GAS HOOK-UP FOR THOSE WONDERFUL BBQ DAYS. THE DECK OVERLOOKS THE BEAUTIFUL COURTYARD WITH IT'S INVITING BENCHES. THE DINING AREA LEADS TO THE BEAUTIFUL KITCHEN WITH A BREAKFAST BAR. LOVELY QUARTZ COUNTERS, CERAMIC TILE BACKSPLASH AND A VENTED MICROWAVE HOOD FAN. DOUBLE STAINLESS STEEL SINK WITH PULL-OUT FAUCET. STAINLESS STEEL WHIRLPOOL APPLIANCE PACKAGE INCLUDING 3-DOOR FRIDGE WITH BOTTOM FREEZER AND ICE MAKER. THE NORTH/SOUTH EXPOSURE BRINGS IN LOTS AND LOTS OF NATURAL LIGHT. THIS LEVEL ALSO FEATURES A CONVENIENTLY LOCATED 2-PCE BATHROOM. ENJOY THE DEEP DOUBLE ATTACHED GARAGE WITH STORAGE AREA. AS A RESULT OF THE CITY WIDE HAIL DAMAGES, NEW SIDING AND SHINGLES WERE INSTALLED IN 2025. VISITOR PARKING IS CONVENIENTLY LOCATED JUST TWO DOORS AWAY. MERE STEPS TO EVANSCREST MANOR PARK. THE HOME IS ALSO LOCATED CLOSE TO SHOPPING AND EASY ACCESS TO GREENWAY PLAZA, SIMONS VALLEYPARKWAY AND 14 ST TO

STONEY TRAIL. CALL NOW TO VIEW OR CALL YOUR FAVOURITE REALTOR. YOU CAN ALSO HAVE IMMEDIATE POSSESSION!!