



**30 Evanscrest Park NW
Calgary, Alberta**

MLS # A2324225



\$425,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,495 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, Tandem		
Lot Size:	-		
Lot Feat:	Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

END UNIT - Bright, spacious, and beautifully maintained, this 3-bedroom, 2.5-bathroom townhome offers approximately 1,500 sq. ft. of stylish living space. The main floor features luxury plank flooring throughout and an open-concept design highlighted by quartz countertops, stainless steel appliances, a breakfast bar, and a sunny deck off the living room—perfect for relaxing or entertaining guests. Upstairs, you'll find three generous bedrooms and two full bathrooms, including a spacious primary retreat complete with a full ensuite. The tandem attached garage plus driveway parking provides room for up to three vehicles. Ideally located close to parks, schools, shopping, and public transit, this home offers both comfort and convenience in a sought-after location. Don't miss this fantastic opportunity!