

# \$418,800 - 308 Evanscrest Square Nw, Calgary

MLS® #A2223140

**\$418,800**

2 Bedroom, 3.00 Bathroom, 1,070 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

2 Bedroom 2.5 baths Townhouse located in the community of Evanston. This beautifully appointed 2-bedroom home is filled with natural sunlight and features tasteful, modern colors throughout. The kitchen boasts upgraded appliances including a gas stove, over the range microwave, quartz countertops, pots and pans drawers, and sleek pot lights for an inviting cooking space. Enjoy your private front yard landscaped with grass, fully fenced, and underground sprinklers. The yard maintenance is handled by the condo board including snow removal and lawn care. The west-facing balcony is ideal for relaxing and entertaining with a BBQ gas line ready for use. The upper floor consists of a laundry room and 2 bedrooms with closets that provide extra shelving and organization for your clothes and storage. The primary bedroom features a 4 pc ensuite, full height subway tiles, and glass enclosure. Energy saving water on demand hot water system. Low Condo fees. Large 13ft x21 ft garage. 11.5ft x 6 ft balcony. Close to schools, shopping and Stoney Trail. This is great place to call home!

Built in 2021

## Essential Information

MLS® # A2223140

Price \$418,800

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,070
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	308 Evanscrest Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S2

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Built-in Barbecue
Lot Description	Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	9
Zoning	M-1

**Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.