

# \$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, Range, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Built-in Barbecue   |
| Lot Description   | Front Yard, Landscaped, Lawn, Rectangular Lot, Interior 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 | 19             |
| Zoning         | M-1            |

**Listing Details**

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

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