

**106, 75 Evanscrest Common NW**  
**Calgary, Alberta**

**MLS # A2227878**



**\$479,900**

|                  |                       |               |                  |
|------------------|-----------------------|---------------|------------------|
| <b>Division:</b> | Evanston              |               |                  |
| <b>Type:</b>     | Residential/Five Plus |               |                  |
| <b>Style:</b>    | 2 Storey              |               |                  |
| <b>Size:</b>     | 1,250 sq.ft.          | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Stall                 |               |                  |
| <b>Lot Size:</b> | 0.00 Acre             |               |                  |
| <b>Lot Feat:</b> | Other                 |               |                  |

|                    |                                                                                                                                          |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                          | <b>Condo Fee:</b> | \$ 238 |
| <b>Basement:</b>   | Full, Suite                                                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                 | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                      |                   |        |

Beautifully designed open concept walkout townhouse, offers the perfect blend of modern living and functional space. With a total living area of 1796 sqft ,4 spacious bedrooms and 3 full bathrooms, it's ideal for a growing family. Enjoy a bright and airy living space that seamlessly connects the kitchen, dining, and living areas—perfect for gatherings and everyday living. Gourmet Kitchen Includes a single level island featuring sleek quartz countertops that add a touch of elegance and ample workspace for all your culinary adventures. The suited (illegal ) basement provides additional living space, ideal for guest, entertainment or investment opportunity. Durable and stylish vinyl plank flooring flows throughout the main level and the basement combining beauty with easy maintenance. Step outside to a good size deck fitted with a gas line for your BBQ making for a perfect outdoor entertaining. This townhouse perfectly balances comfort and style, offering a move-in ready space that you will love coming home to. Don't miss the opportunity to own this fantastic property.