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54 Evanscrest Manor NW
Calgary, Alberta

MLS # A2281017

$499,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,506 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 319
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

Come and see this like-new three-bedroom townhouse in the desirable northwest community of Evanston. This superb, turnkey home is move-in ready and waiting for its new owners. The welcoming entry level offers a spacious foyer, bright home office, convenient under-stairs storage, and access to the double attached garage. The main living level features a bright open-concept design with high ceilings, luxury vinyl plank flooring, quartz countertops, and a convenient half bath. The stylish kitchen is ideal for entertaining, complete with stainless steel appliances, microwave hood fan, and an upgraded refrigerator with water and ice. Enjoy your morning coffee in the sunny east-facing breakfast nook or step out onto the balcony with gas BBQ hookup. The generous living area easily accommodates family and guests and includes a built-in alcove with quartz workspace. Upstairs you’ll find upgraded carpeting, a laundry and storage room, three bedrooms, and two full bathrooms with tile. The primary bedroom features a walk-in closet. All window coverings are included, and this prime unit faces a beautiful park, offering peaceful views and added privacy. Don’t miss this opportunity — come and see today!

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