# \$374,900 - 132 Evanscrest Gardens Nw, Calgary

MLS® #A2232994

#### \$374,900

2 Bedroom, 1.00 Bathroom, 923 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

\*\*O\*P\*E\*N\*\*H\*O\*U\*S\*E\*\* JUNE 22 - 2PM - 4PM\*\*Welcome to this stylish and well-maintained end-unit townhouse in the sought-after Link at Evanston community. This vacant 2-bedroom, 1-bath home is move-in ready, offering a fantastic opportunity for first-time buyers, downsizers, or investors.

As an end unit, this home is filled with natural light thanks to the extra windows. The open-concept layout features a modern kitchen, spacious living and dining areas, and direct access to a private patio facing a quiet green spaceâ€"perfect for relaxing or entertaining.

The main Floor is where you'll find two generously sized bedrooms Laundry and a full 4-piece bathroom. The attached single-car garage adds convenience, along with interior access to the storage area on the lower level.

Located in a peaceful, family-friendly neighborhood with walking paths, schools, and shopping all within walking distance. With low condo fees of just \$195.90/month, this is affordable, low-maintenance living at its best.







Built in 2017

#### **Essential Information**

MLS® # A2232994 Price \$374,900 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 923

Acres 0.00

Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 132 Evanscrest Gardens Nw

Subdivision Evanston

City Calgary

County Calgary

Province Alberta

Postal Code T3P0S1

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Forced Air

Cooling None

Basement None

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 19th, 2025

Days on Market

Zoning M-1

# **Listing Details**

Listing Office CIR Realty

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