

**111 Evanscrest Gardens NW  
Calgary, Alberta**

**MLS # A2298030**



**\$489,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE this SAT, Apr 4th at 2-4PM\*\*** Overlooking greenspace in Evanston, this beautifully maintained 3-storey End-unit townhome offering 3 bedrooms, a versatile den, 2.5 bathrooms, and 1,473 sqft of thoughtfully designed living space in the sought-after community of Evanston. A fenced front patio welcomes you at the entry, with the front door oriented toward the greenspace for a peaceful outlook. Step inside to the entry level featuring a flexible Den, ideal for a home office, creative space, or additional lounge space, along with convenient access to the double attached garage. The main floor showcases a bright and open-concept living space, filled with natural light from large windows and enhanced by its end-unit positioning. The spacious Living room flows seamlessly into the dining area and well-appointed Kitchen, complete with ample full-height cabinetry, quartz countertops, stainless steel appliances, and a large central island with breakfast bar—perfect for everyday living and entertaining. From the living room, step out onto the private balcony overlooking the greenspace, a quiet retreat with added privacy and no homes directly across, complete with a gas hookup for convenient outdoor use. A convenient laundry room is also located on this level for added everyday ease. On the upper level, you’ll find a comfortable Primary retreat featuring a walk-in closet and a 3-piece ensuite, along with two additional generously sized bedrooms, and a full bathroom. This home is loaded with upgrades including central A/C, modern lighting, and custom window coverings, delivering both style and comfort throughout. Located in the well-established and family-oriented community of Evanston, this home puts you close to everyday conveniences and lifestyle amenities. You’re just minutes from Evanston Towne Centre, offering shops,

services, caf&eacute;s and dining options, as well as nearby parks, playgrounds, and walking paths that make outdoor living easy. For broader shopping and entertainment, major retail hubs like Creekside Shopping Centre, Riocan Beacon Hill, CF Market Mall, and Sage Hill Quarter are all within a short drive. Excellent access to Stoney Trail and 14th Street NW keeps your commute smooth and connects you quickly to destinations across Calgary.