# \$435,000 - 408, 16 Evanscrest Park Nw, Calgary

MLS® #A2222581

# \$435,000

2 Bedroom, 3.00 Bathroom, 1,322 sqft Residential on 0.02 Acres

Evanston, Calgary, Alberta

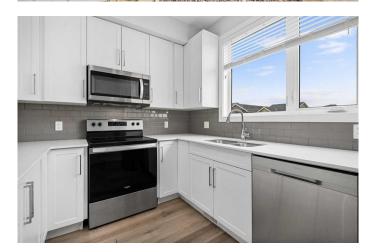
Step into the market with confidence or expand your portfolio with this modern 2-bedroom, 2.5-bath townhome in the heart of Evanston NWâ€"a community known for its charm, convenience, and growth potential.

This well-maintained home offers the perfect mix of comfort, functionality, and value. Featuring low condo fees and a rare double tandem attached garage, it's move-in ready and investment-smart.

Inside, enjoy a bright and open layout with a sleek, upgraded kitchen, spacious living and dining areas, and a private balconyâ€"ideal for coffee mornings or evening wine with a view of the nearby walking paths. Upstairs, you'II find two large bedrooms, each with their own private ensuite bathrooms, offering flexibility for roommates, guests, or future tenants.

Situated on a quiet street, this home is just minutes from Costco, schools, parks, transit, and major routes like Stoney Trail. Whether you're buying your first home or securing a reliable rental in a high-demand area, this townhome delivers serious value.

Opportunities like this don't lastâ€"schedule your showing today!





Built in 2021

#### **Essential Information**

MLS® # A2222581 Price \$435,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,322
Acres 0.02
Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 408, 16 Evanscrest Park Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1R3

### **Amenities**

Amenities Park, Parking, Playground, Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Walk-In Closet(s)

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

Washer/Dryer Stacked

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 9

Zoning M-G

# **Listing Details**

Listing Office Century 21 Bravo Realty

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