

# \$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 space—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.

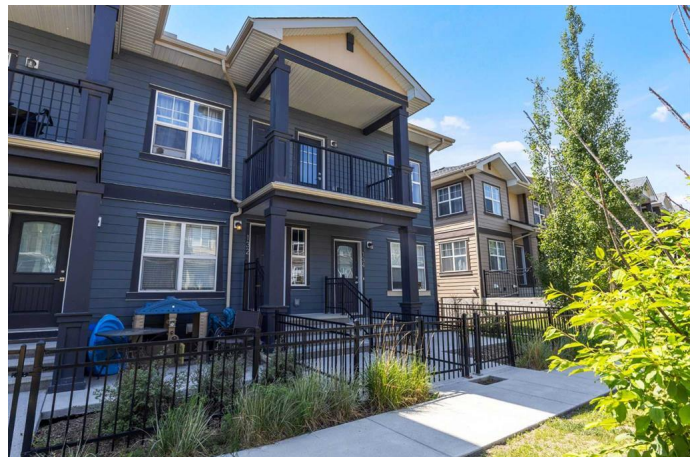
Located in a peaceful, family-friendly neighborhood with walking paths, schools, and shopping all within walking distance. With low condo fees of just \$195.90/month, this is affordable, low-maintenance living at its best.

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, Greenbelt, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 9               |
| Zoning         | M-1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.