

\$435,000 - 306, 11 Evanscrest Mews Nw, Calgary

MLS® #A2215213

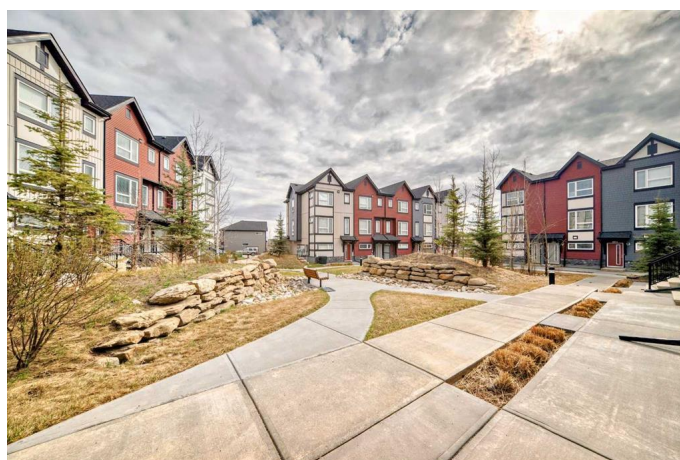
\$435,000

2 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

The cozy homes of the Evanston Loop welcome you. This charming townhouse fronting a wonderful COURTYARD offers a beautifully maintained 2-bedroom + Bonus Room, 2.5-bathroom property with a perfect blend of comfort and style, featuring a bright, clean design with modern kitchen and appliances. The main floor features 9' ceilings and an open concept layout. On the upper floor, you will find 2 beautifully sized bedrooms, including a primary suite with its own ensuite, a full bathroom, and a convenient upper floor laundry room. The additional BONUS ROOM could be used as a gym, office or crafts room, the choice is yours. The tandem garage will easily fit in TWO VEHICLES with additional space for storage. With a small private balcony, community amenities, and a location that's just minutes from local attractions, schools, parks, and 10 to 15 min drive to outlets from it's easy access to the ring road. Whether you're a first time buyer or looking for more family space, this little gem in Evanston won't last long!



Built in 2016

Essential Information

MLS® # A2215213

Price \$435,000

Bedrooms 2

| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,313 |
| Acres | 0.02 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 306, 11 Evanscrest Mews Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P0Y1 |

Amenities

| | |
|----------------|---------------------------|
| Amenities | Park, Parking, Playground |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground, Courtyard |
| Lot Description | Back Lane, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 65 |
| Zoning | M-G |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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