

# \$473,900 - 106, 11 Evanscrest Mews Nw, Calgary

MLS® #A2215754

**\$473,900**

2 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

BEAUTIFULLY MAINTAINED Townhouse awaits in the sought-after Evanston neighborhood.

This townhome features 2 BEDROOMS, 2.5 BATHS, the addition of a BONUS ROOM/OFFICE on the upper floor, 1,425 sq. ft. of living space. This home also includes the convenience of an oversized double attached garage (tandem parking) with a window. As you enter, you are introduced to a large foyer, utility room and garage all situated on the lower floor.

As you walk up the stairs, you will be greeted by the bright and open concept designed for use with NEW PAINT & NEW LIGHTING FIXTURES throughout (Main & upper level), featuring 9 foot ceilings and beautiful vinyl plan floors. The spacious kitchen offers a raised breakfast bar, a closet pantry and stainless steel appliances (NEW DISHWASHER, ELECTRIC STOVE & REFRIGERATOR purchased in 2025). Also, a generously sized kitchen equipped with abundant cabinets and ample counter space.

Additionally, there's a half bath, a sizable dining area and a spacious living room flooded with natural light from numerous windows. The balcony is accessed from the kitchen with a gas-line for BBQ completes this level.

The upper level features a primary bedroom walk-in closet and 3-piece en-suite. As you follow the hallway, you will find another 4-piece bathroom, and another sizable bedroom with a walk-in closet. These two bedrooms allow a



ton of natural light from the large windows, have an extensive amount of room and storage with the closets. A BONUS room which can be used as an office and convenient upper-level laundry complete this level. Excellent location!! Located in a family-friendly neighborhood, this townhouse is close to excellent schools, parks, shopping, and major roadways. It's just minutes from Costco, Wal-mart, T & T supermarket and easy access to the Stoney Trail offering the perfect balance of convenience and comfort. Don't miss the opportunity to make this townhouse your own!

Built in 2016

### **Essential Information**

MLS® #	A2215754
Price	\$473,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	106, 11 Evanscrest Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Y1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	99
Zoning	M-G

### Listing Details

Listing Office	CIR Realty
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