

# \$479,000 - 102, 11 Evanscrest Mews Nw, Calgary

MLS® #A2207396

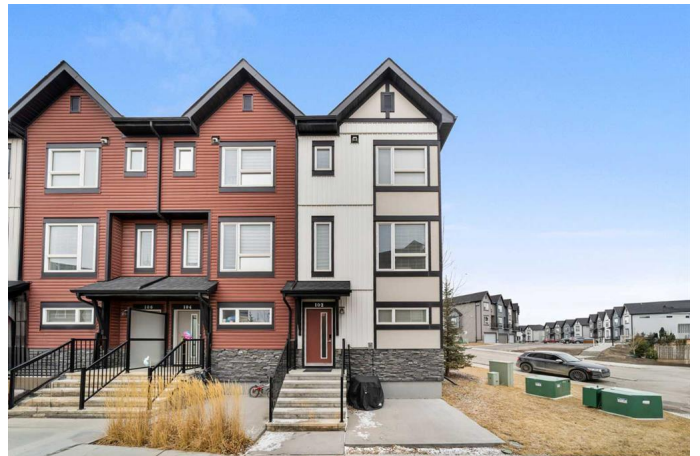
**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,421 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to this charming and spacious South facing, END UNIT townhouse located in Evanston! This beautifully maintained 3-bedroom, 2.5-bathroom property offers a perfect blend of comfort and style, featuring a bright, clean design with modern kitchen, appliances, and a larger island for casual meals. The main floor features 9' ceilings and an open concept layout, stepping out onto your gas-line equipped balcony to enjoy a nice grilling session with families and friends. OH WAIT! Here is the best part, it comes with upgraded CENTRAL AIR CONDITIONING SYSTEM for you to laugh at the hot summer days!! On the upper floor, you will find 3 beautifully sized bedrooms, including a primary suite with its own ensuite and glass shower, a full bathroom, and a convenient upper floor laundry room. The tandem garage will easily fit in two vehicles with additional space for storage. Enjoy the bright living room thanks to the end unit, private balcony, community amenities, and a location that's just minutes from local attractions, schools, parks, and 10 to 15 mins drive to outlets from it's easy access to Stoney trail. Whether you're looking to relax in your own space or ready to start your family, this home has it all. Don't miss out on the opportunity to make this your new dream home – schedule a tour today!

Built in 2016



## Essential Information

MLS® #	A2207396
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	102, 11 Evanscrest Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Y1

## 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
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Playground
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	M-G

### **Listing Details**

Listing Office	TREC The Real Estate Company
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