

# \$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 | 62            |
| Zoning         | M-G           |

## Listing Details

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

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