



GRASSROOTS
REALTY GROUP

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106, 11 Evanscrest Mews NW
Calgary, Alberta

MLS # A2215754



\$473,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,424 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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!