



**GRASSROOTS**  
REALTY GROUP

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**506, 11 Evanscrest Mews NW  
Calgary, Alberta**

**MLS # A2223898**



**\$424,999**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Evanston   |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 1,412 sq.ft.   | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized |               |                  |
| <b>Lot Size:</b> | 0.02 Acre  |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers, View |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 360 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** wall-mounted "fireplace" in living room, tire rack in garage, shoe cabinet in foyer NOTE: washer <as is>.

Don't miss out on this chance to make your home in one of Northwest Calgary's most sought-after townhome projects&hellip;this is THE LOOP in Evanston from Streetside Developments. Overlooking the central courtyard, this beautifully appointed 3 storey condo enjoys vinyl plank floors & quartz countertops, sleek upgraded lighting throughout, total of 2 bedrooms + loft & an oversized tandem-style 2 car garage. Complemented by 9ft ceilings & airy natural light, you'll love the open concept flow of this gorgeous home with its expansive living room & views of the courtyard, great-sized dining room&hellip;perfect for your entertaining needs, & stylish white kitchen with quartz counters & soft-close cabinetry, subway tile backsplash, pantry & Whirlpool stainless steel appliances including the stove/convection oven. On the top floor are 2 lovely bedrooms &ndash; each with walk-in closets; the primary bedroom also has a large ensuite with walk-in shower & quartz counters. Between the bedrooms is the spacious loft area with 3 closets, another full bathroom with quartz counters & laundry with stacking Whirlpool washer & dryer. Additional features of your new home include Hunter Douglas blinds, subway tile bathtub surround & tile floors in the upper level bathrooms, built-in shoe storage in the foyer, natural gas line for your BBQ on the balcony & plenty of storage space in the oversized garage. Monthly maintenance fees cover snow removal & grass cutting. Prime location in this popular Symons Valley community close to neighbourhood schools, parks & shopping at Evanston Towne Centre, & with its quick & easy access to both Stoney & Deerfoot Trails means you're only minutes to the airport, major retail centers & downtown.

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