



GRASSROOTS
REALTY GROUP

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407, 25 Evanscrest Mews NW
Calgary, Alberta

MLS # A2227628



\$469,950

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, No Neighbours Behind, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to #407, 25 Evanscrest Mews NW (Transferrable New Home Warranty Included!) a stylish and functional 2-storey townhouse in the vibrant community of Evanston. This home features 3 generous bedrooms, 2.5 bathrooms, and a single attached garage, all wrapped in a bright, open-concept layout with luxury vinyl plank flooring and tasteful finishes throughout. The modern kitchen is a standout, with sleek quartz countertops, two-tone cabinetry, stainless steel appliances, and a central island that's perfect for casual meals or entertaining. Upstairs, the private primary suite includes a 4-piece ensuite, while two additional bedrooms share another full bath. You'll love the convenience of upper-level laundry, and the unfinished basement comes ready with bathroom rough-ins and a built-in humidifier on the furnace—offering future potential to add extra living space. Step outside to your large back deck with a gas line for summer BBQs, and enjoy the low-maintenance lifestyle with snow removal (even your driveway!) and landscaping included in the condo fees. Tucked into a family-friendly neighborhood near schools, parks, shopping, Costco, CrossIron Mills, and the airport—this home offers the perfect blend of comfort and convenience. Don't miss your chance to make it yours!