



GRASSROOTS
REALTY GROUP

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**208, 11 Evanscrest Mews NW
Calgary, Alberta**

MLS # A2244904



\$429,990

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,352 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Re		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Mixed, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 344

LLD: -

Zoning: M-G

Utilities: -

Inclusions: n/a

Welcome to Evanston – one of NW Calgary's most sought-after communities! This upgraded 1,351 sq ft townhouse offers a perfect blend of space, style, and convenience. Step inside to find brand-new luxury vinyl plank (LVP) flooring throughout the entire home, enhancing its modern and low-maintenance appeal. Enjoy the airy feel of the 9-foot ceilings on the main level, complemented by abundant natural light pouring through oversized windows in the expansive living and dining areas. The gourmet kitchen features sleek quartz countertops, a chimney-style hood fan, and premium upgrades that make everyday cooking a pleasure. You'll also find a versatile den, ideal for a home office, study, or flex space. Upstairs, you'll find spacious bedrooms and a functional layout suited for families or professionals alike. Step out onto your private balcony, ideal for relaxing or entertaining, and enjoy the convenience of a single attached garage with extra storage space. Located in a quiet yet central part of Evanston, this home is just minutes from major shopping centres, schools (including a brand-new school opening this year), parks, playgrounds, and scenic walking trails. Quick access to Stoney Trail and other major routes makes commuting a breeze. This is your chance to own in a thriving, family-friendly community – don't miss out. Book your private showing today!