



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2252265**



**\$422,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	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 &ndash; 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 freshly painted interiors (2025) and brand-new luxury vinyl plank (LVP) flooring across the upper level and stairs (2025), 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, perfect 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 &mdash; don't miss out. Book your private showing today!