



GRASSROOTS
REALTY GROUP

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57 Evansglen Mews NW
Calgary, Alberta

MLS # A2272029



\$639,900

Division:	Evanston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,006 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to 57 Evansglen Mews NW! Tucked away in a quiet cul-de-sac in the heart of Evanston with walking distance to a K-12 school, this beautifully maintained semi-detached 5-bedroom home offers over 2,680 sq ft of thoughtfully designed living space. With a private, fenced yard and a location that blends tranquility with convenience, this property is perfect for families seeking style, functionality, and community. Step inside to a bright, open-concept main floor featuring rich hardwood flooring and an abundance of natural light. The chef-inspired kitchen boasts granite countertops, stainless steel appliances, ample cabinetry, a pantry, and a large island with breakfast bar—perfect for casual meals or entertaining. The cozy living room centers around a gas fireplace, while the spacious dining area opens directly onto the deck, creating seamless indoor-outdoor flow. Upstairs, a generous bonus room provides flexible space for a family room, play area, or home office. The primary suite is a private retreat, complete with a walk-in closet and a spa-like ensuite featuring dual vanities, a soaker tub, and a separate glass shower. Two additional bedrooms, a full bath, and an upper-floor laundry room complete this level. The fully finished basement offers incredible versatility, featuring 2 more bedrooms, a 3-piece bathroom, and a large recreation room—perfect for a home gym, media room, or guest space. Outside, enjoy a spacious, landscaped yard with a deck and plenty of room for kids, pets, and summer BBQs. This home also comes with a NEW roof, NEW railing, NEW exterior sidings and eavestrough for your peace of mind! Outfitted with an attached double garage and located just steps from a new elementary school, scenic walking paths, parks, and Evanston Towne Centre, this home offers unbeatable walkability. With easy access to Stoney Trail, Deerfoot Trail, and the

airport, commuting is a breeze. Don't miss your chance to live in one of Calgary's most family-friendly communities!