

## 208, 11 Evanscrest Mews NW Calgary, Alberta

**MLS # A2244904**



**\$429,990**

|                    |                                                                                   |               |                          |
|--------------------|-----------------------------------------------------------------------------------|---------------|--------------------------|
| <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>   | -                                                                                 |               |                          |
| <b>Lot Feat:</b>   | Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Re           |               |                          |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                           |               | <b>Water:</b> -          |
| <b>Floors:</b>     | Vinyl Plank                                                                       |               | <b>Sewer:</b> -          |
| <b>Roof:</b>       | Asphalt Shingle                                                                   |               | <b>Condo Fee:</b> \$ 344 |
| <b>Basement:</b>   | None                                                                              |               | <b>LLD:</b> -            |
| <b>Exterior:</b>   | Mixed, Stone, Vinyl Siding, Wood Frame                                            |               | <b>Zoning:</b> M-G       |
| <b>Foundation:</b> | Poured Concrete                                                                   |               | <b>Utilities:</b> -      |
| <b>Features:</b>   | High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |               |                          |
| <b>Inclusions:</b> | 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 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 &ndash; don't miss out. Book your private showing today!