

# \$424,900 - 306, 11 Evanscrest Mews Nw, Calgary

MLS® #A2215213

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.02 Acres

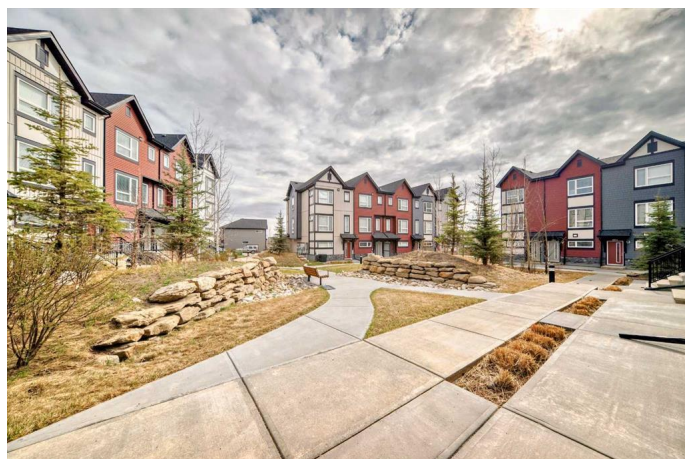
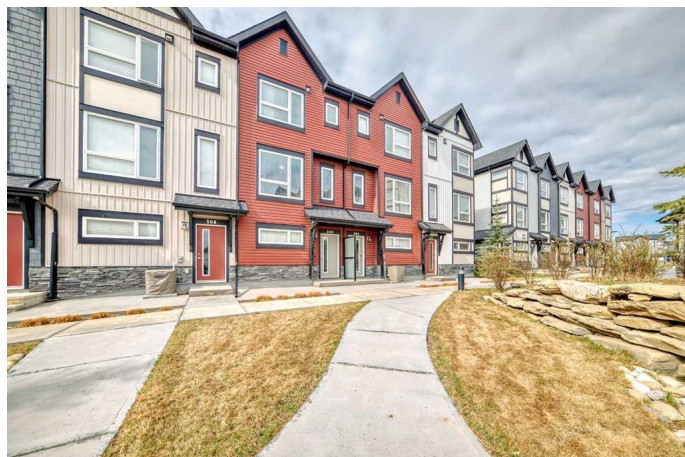
Evanston, Calgary, Alberta

Great family friendly LOCATION! This charming sunny townhouse fronting a wonderful COURTYARD offers a beautifully maintained 2-bedroom + BONUS ROOM, 2.5-bathroom property with a perfect blend of comfort and style, featuring a bright, clean design with modern kitchen and appliances. The main floor features 9' ceilings and an open concept layout. On the upper floor, you will find 2 beautifully sized bedrooms, including a primary suite with its own ensuite, a full bathroom, and a convenient upper floor laundry room. The additional Bonus Room could be used as a gym, office or crafts room, the choice is yours. The tandem garage will easily fit in TWO VEHICLES with additional space for storage. With a small private balcony, community amenities, and a location that's just minutes from local attractions, schools, parks, and 10 to 15 min drive to outlets from it's easy access to the ring road.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215213  |
| Price          | \$424,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,313     |



|            |               |
|------------|---------------|
| Acres      | 0.02          |
| Year Built | 2016          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 306, 11 Evanscrest Mews Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P0Y1                     |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Playground, Parking, Park |
| Parking Spaces | 2                         |
| Parking        | Single Garage Attached    |
| # of Garages   | 2                         |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Basement          | None                                                                      |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Courtyard, Playground                      |
| Lot Description   | Back Lane, Landscaped                      |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 94            |

Zoning

M-G

Listing Details

Listing Office

Greater Calgary Real Estate

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