

# \$414,999 - 306, 11 Evanscrest Mews Nw, Calgary

MLS® #A2215213

**\$414,999**

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	\$414,999
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	Park, Parking, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	135

Zoning

M-G

Listing Details

Listing Office

Greater Calgary Real Estate

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