

# \$479,000 - 106, 11 Evanscrest Mews Nw, Calgary

MLS® #A2215754

**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,424 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

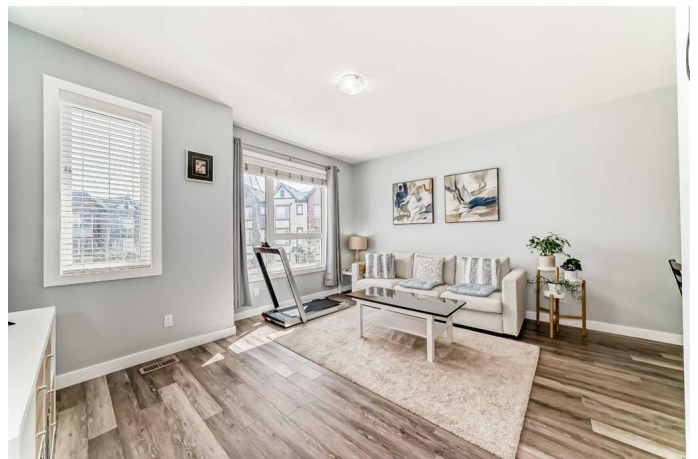
BEAUTIFULLY MAINTAINED Townhouse awaits in the sought-after Evanston neighborhood.

This townhome features 2 BEDROOMS, 2.5 BATHS, the addition of a BONUS ROOM/OFFICE on the upper floor, 1,425 sq. ft. of living space. This home also includes the convenience of an oversized double attached garage (tandem parking) with a window. As you enter, you are introduced to a large foyer, utility room and garage all situated on the lower floor.

As you walk up the stairs, you will be greeted by the bright and open concept designed for use with NEW PAINT & NEW LIGHTING FIXTURES throughout (Main & upper level), featuring 9 foot ceilings and beautiful vinyl plan floors. The spacious kitchen offers a raised breakfast bar, a closet pantry and stainless steel appliances (NEW DISHWASHER, ELECTRIC STOVE & REFRIGERATOR purchased in 2025). Also, a generously sized kitchen equipped with abundant cabinets and ample counter space.

Additionally, there's a half bath, a sizable dining area and a spacious living room flooded with natural light from numerous windows. The balcony is accessed from the kitchen with a gas-line for BBQ completes this level.

The upper level features a primary bedroom walk-in closet and 3-piece en-suite. As you follow the hallway, you will find another 4-piece bathroom, and another sizable bedroom with a walk-in closet. These two bedrooms allow a



ton of natural light from the large windows, have an extensive amount of room and storage with the closets. A BONUS room which can be used as an office and convenient upper-level laundry complete this level. Excellent location!! Located in a family-friendly neighborhood, this townhouse is close to excellent schools, parks, shopping, and major roadways. It's just minutes from Costco, Wal-mart, T & T supermarket and easy access to the Stoney Trail offering the perfect balance of convenience and comfort. Don't miss the opportunity to make this townhouse your own!

Built in 2016

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215754      |
| Price          | \$479,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,424         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 106, 11 Evanscrest Mews Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 0Y1                    |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings           |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Courtyard                       |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed, Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 18            |
| Zoning         | M-G           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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