



**402, 11 Evanscrest Mews NW
Calgary, Alberta**

MLS # A2314408



\$379,900

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,280 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

WELCOME TO THIS BEAUTIFULLY MAINTAINED 3-STOREY TOWNHOME IN THE HIGHLY DESIRABLE COMMUNITY OF EVANSTON NW CALGARY! Offering approximately 1,280 SQ.FT. OF FUNCTIONAL LIVING SPACE, this FRESHLY PAINTED, bright and modern home features a SPACIOUS OPEN-CONCEPT LAYOUT designed for comfortable everyday living and entertaining. The main living level showcases 9’ CEILINGS, LARGE WINDOWS FOR ABUNDANT NATURAL LIGHT, AND A MODERN KITCHEN WITH QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND SOFT-CLOSE CABINETRY. The upper level offers TWO GENEROUS PRIMARY BEDROOMS, EACH WITH ITS OWN PRIVATE ENSUITE AND AMPLE CLOSET SPACE, providing excellent comfort and privacy. Enjoy the convenience of UPPER-LEVEL LAUNDRY for everyday ease. The entry level features a VERSATILE DEN OR FLEX SPACE—PERFECT FOR A HOME OFFICE, WORKOUT AREA, OR STUDY AREA. Additional highlights include an OVERSIZED SINGLE ATTACHED GARAGE with water line, CENTRAL AIR CONDITIONING UNIT, PRIVATE BALCONY WITH GAS LINE FOR BBQ, and a BRIGHT END-UNIT LOCATION WITH EXTRA WINDOWS providing abundant natural light. Conveniently located close to SCHOOLS, PARKS, WALKING PATHS, PLAYGROUNDS, SHOPPING, RESTAURANTS, TRANSIT, AND MAJOR ROADWAYS making commuting easy and daily living convenient. Call your Favorite Realtor to schedule a private viewing for this Immediate Move in Ready Home