

**208, 11 Evanscrest Mews NW
Calgary, Alberta**

MLS # A2252265



\$388,800

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,352 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Evanston — 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 freshly painted interiors (2025) and brand-new luxury vinyl plank (LVP) flooring across the upper level and stairs (2025), 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, perfect 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 — don't miss out. Book your private showing today!