

# \$468,900 - 101, 25 Evanscrest Mews Nw, Calgary

MLS® #A2241717

**\$468,900**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

END unit, 2 Assigned Parking's in front, Nestled in the charming community of Evanston, this beautifully designed townhouse at 25 Evanscrest Mews NW #101, 2024 BUILT, in Calgary offers a perfect blend of modern living and convenience. As you step inside, the main floor welcomes you with a spacious layout featuring a practical 2-piece bathroom, a well-appointed dining area, and a fully upgraded rear kitchen complete with stainless steel appliances, including a dishwasher, electric stove, microwave hood fan, and refrigerator. The adjacent living room provides a cozy retreat, seamlessly extending to a deck and backyard, ideal for relaxation or entertaining guests. The window in the dining room brings additional natural light. Upstairs, the home boasts three generously sized bedrooms, including a luxurious primary bedroom with a 3-piece ensuite (Standing Shower), ensuring comfort and privacy. An additional 4-piece bathroom also comes with tiles serves the remaining bedrooms. The property also includes convenient garage controls, adding to the ease of urban living. Beyond the home, the Evanston community offers an array of amenities, making it an excellent choice for families and professionals. With nearby parks, playgrounds, and well-maintained street lighting, outdoor activities and evening strolls are both safe and enjoyable. Shopping options are just a short distance away, providing everyday convenience, while nearby schools make this



location ideal for families with children. Public transit is easily accessible, ensuring seamless connectivity to the rest of Calgary. This townhouse combines functionality, comfort, and a prime location, making it a wonderful place to call home. Whether you're looking for a serene residential setting or easy access to urban conveniences, this property delivers on all fronts.

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241717      |
| Price          | \$468,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.02          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 101, 25 Evanscrest Mews Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 2A3                    |

Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park, Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                     |
| Parking        | Assigned, See Remarks, Stall          |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Lot Description   | Back Yard, Corner Lot        |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 20              |
| Zoning         | M-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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