

# \$399,990 - 208, 11 Evanscrest Mews Nw, Calgary

MLS® #A2252265

**\$399,990**

2 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.02 Acres

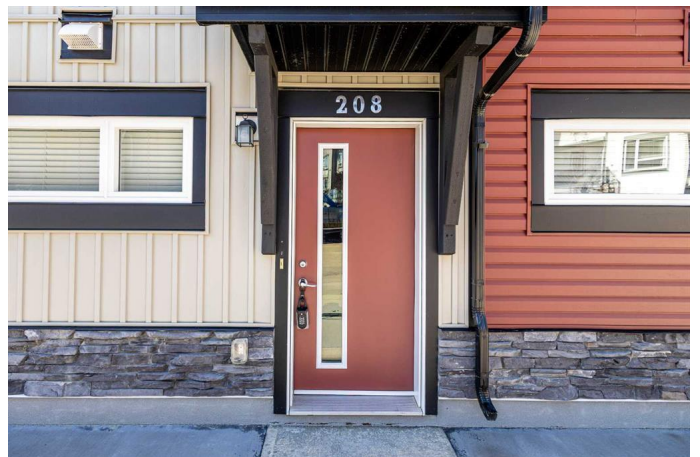
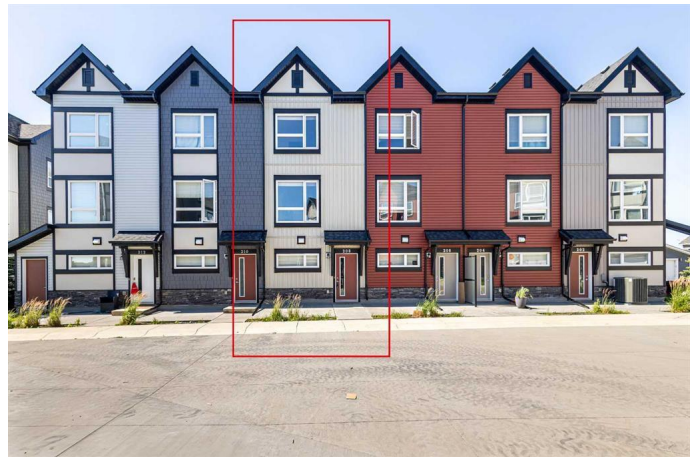
Evanston, Calgary, Alberta

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 â€” donâ€™t miss out. Book your private showing today!

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252265      |
| Price          | \$399,990     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,352         |
| Acres          | 0.02          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 208, 11 Evanscrest Mews Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 0Y1                    |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Single Garage Attached                                   |
| # of Garages   | 1                                                        |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, |
|-------------------|-----------------------------------------------------------------|

|            |                                                                    |
|------------|--------------------------------------------------------------------|
|            | Walk-In Closet(s)                                                  |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating    | Forced Air, Natural Gas                                            |
| Cooling    | None                                                               |
| Basement   | None                                                               |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Misting System                                                   |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Mixed, Stone, Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | M-G               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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