

\$444,999 - 304, 11 Evanscrest Mews Nw, Calgary

MLS® #A2113450

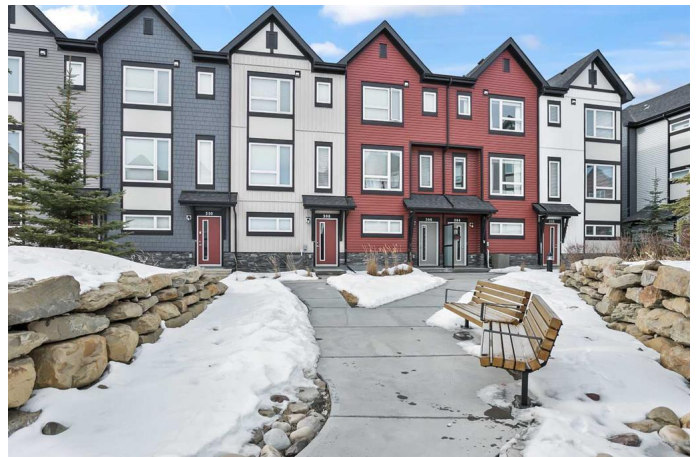
\$444,999

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to The Loop in Evanston, nestled in the sought-after Northwest Calgary community of Evanston. This home invites you with its open concept main floor that allows an abundance of natural light to flood the space. The main floor features a spacious living room, a modern kitchen with shaker-style cabinets, 42" upper cabinets, soft-close cabinets and drawers, a breakfast bar, low-maintenance QUARTZ countertops, full-height tile backsplash, and STAINLESS STEEL I Whirlpool kitchen appliances. Heading to the upper level, you'll find two bedrooms, each boasting its own walk-in closet, a family room, and additional double closet storage. The convenience of having the washer and dryer located upstairs adds to the practicality of the space. The home also features a large TANDEM GARAGE , providing ample parking and storage space. Additional features within the home include 9' ceilings, luxury VINYL PLANK flooring on the main floor, plush carpeting in the bedrooms, ceramic floor tile in the bathrooms, an upgraded lighting package, and a digital thermostat. AIR CONDITIONING adds comfort to the living space, creating a pleasant atmosphere. This well-maintained building is quiet, pet-friendly (subject to board approval), and within walking distance to various neighborhood parks, playgrounds, city transit, restaurants, fitness centers, and shopping amenities. Enjoy easy access to Stoney Trail, Costco, Creekside Mall, and CrossIron Mills. Don't miss out on this



exceptional opportunity to make The Loop your home. Schedule your showing today to experience the comfort and convenience this unit has to offer!

Built in 2016

Essential Information

MLS® #	A2113450
Price	\$444,999
Sold Price	\$466,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	304, 11 Evanscrest Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0Y1

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

	Gas Water Heater, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Level
Roof	Asphalt
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 21st, 2024
Days on Market	8
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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