

# \$464,777 - 106, 11 Evanscrest Mews Nw, Calgary

MLS® #A2133764

**\$464,777**

2 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.03 Acres

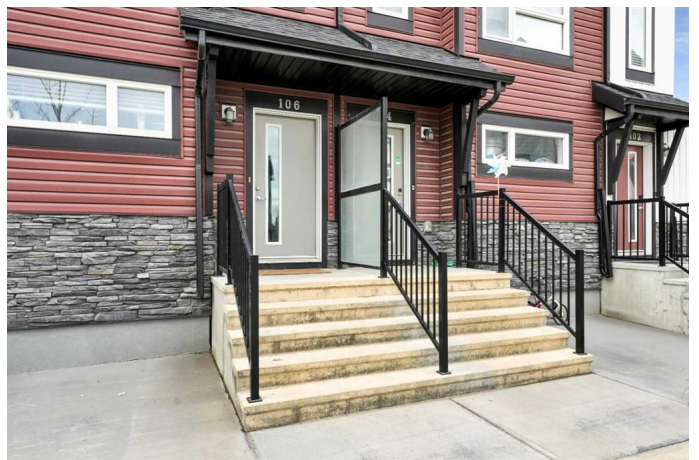
Evanston, Calgary, Alberta

Welcome to your new residence! This dwelling boasts two bedrooms, a loft, a double garage, and three baths, all overlooking a courtyard. Upon entry, you're greeted with a ground-level entrance featuring a spacious foyer and access to your tandem garage. Moving up, you'll discover a generously sized kitchen equipped with abundant cabinets and ample counter space. Additionally, there's a half bath, a sizable dining area accommodating ten, and a spacious living room flooded with natural light from numerous windows. Ascending further, you'll encounter two well-proportioned bedrooms, with the master bedroom enjoying its ensuite bathroom. As a bonus, there's a flex room, den, and loft area for added versatility. The residence boasts ample natural light, spacious rooms, an excellent layout, and upgraded features. Outside, a vast courtyard awaits with benches and winding walkways. You are conveniently located near transit, paths, parks, shopping centers, schools, and other amenities characteristic of a vibrant community.

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2133764  |
| Price      | \$464,777 |
| Sold Price | \$455,000 |
| Bedrooms   | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,309         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 106, 11 Evanscrest Mews Nw |
| Subdivision | Evanston                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 0Y1                    |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Basement          | None                                                                                                            |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Low Maintenance Landscape, Landscaped |
| Roof              | Asphalt                               |
| Construction      | Mixed, Stone, Vinyl Siding            |
| Foundation        | Slab                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2024 |
| Date Sold      | June 6th, 2024 |
| Days on Market | 15             |
| Zoning         | M-G            |
| HOA Fees       | 0.00           |

**Listing Details**

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

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