

506, 11 Evanscrest Mews NW
Calgary, Alberta

MLS # A2223898



\$449,900

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|------------------|--|---------------|------------------|
| Division: | Evanston | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,412 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers, View | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 360 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) | | |

Inclusions: wall-mounted "fireplace" in living room, tire rack in garage, shoe cabinet in foyer NOTE: washer <as is>.

Don't miss out on this chance to make your home in one of Northwest Calgary's most sought-after townhome projects…this is THE LOOP in Evanston from Streetside Developments. Overlooking the central courtyard, this beautifully appointed 3 storey condo enjoys vinyl plank floors & quartz countertops, sleek upgraded lighting throughout, total of 2 bedrooms + loft & an oversized tandem-style 2 car garage. Complemented by 9ft ceilings & airy natural light, you'll love the open concept flow of this gorgeous home with its expansive living room & views of the courtyard, great-sized dining room…perfect for your entertaining needs, & stylish white kitchen with quartz counters & soft-close cabinetry, subway tile backsplash, pantry & Whirlpool stainless steel appliances including the stove/convection oven. On the top floor are 2 lovely bedrooms – each with walk-in closets; the primary bedroom also has a large ensuite with walk-in shower & quartz counters. Between the bedrooms is the spacious loft area with 3 closets, another full bathroom with quartz counters & laundry with stacking Whirlpool washer & dryer. Additional features of your new home include Hunter Douglas blinds, subway tile bathtub surround & tile floors in the upper level bathrooms, built-in shoe storage in the foyer, natural gas line for your BBQ on the balcony & plenty of storage space in the oversized garage. Monthly maintenance fees cover snow removal & grass cutting. Prime location in this popular Symons Valley community close to neighbourhood schools, parks & shopping at Evanston Towne Centre, & with its quick & easy access to both Stoney & Deerfoot Trails means you're only minutes to the airport, major retail centers & downtown.