21 Evansglen Mews NW
Calgary, Alberta

MLS # A2223488

$688,000

Division:	Evanston
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,985 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.11 Acre
Lot Feat:	Cul-De-Sac, Garden, Interior Lot, Other

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Crown Molding		

Inclusions:	N/A

Open House: June 15th, 2-4 pm Sunday Welcome to 21 Evansglen Mews NW – a beautifully maintained, original-owner duplex located in the heart of Evanston! This spacious 2-storey home offers nearly 2,000 sq.ft. above grade plus a fully developed walk-out basement, providing ample room for families of all sizes. Sitting on a generous pie-shaped lot, you'll enjoy one of the largest backyards in the area, perfect for outdoor entertaining, gardening, or kids' playtime. Step inside to discover a bright, open-concept main floor featuring 9’ ceilings, hardwood floors, and a modern kitchen with granite countertops, stainless steel appliances, and a walk-in pantry. The dining area opens to a sunny south-facing deck with sweeping community views. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a 5-piece ensuite and walk-in closet, plus a versatile bonus room ideal for a home office or play area. The convenient upper floor laundry makes daily routines a breeze. The walk-out basement is clean and ready for development with large windows and access to the beautifully landscaped backyard. The oversized double attached garage adds everyday convenience. Located just steps to schools, playgrounds, and Evanston Towne Centre, this home offers unmatched walkability in a family-friendly neighbourhood.