

506, 11 Evanscrest Mews NW
Calgary, Alberta

MLS # A2223898



\$449,900

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		
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.