

# \$499,998 - 411, 25 Evanscrest Mews Nw, Calgary

MLS® #A2193217

**\$499,998**

3 Bedroom, 3.00 Bathroom, 1,299 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to this beautifully designed 2-storey townhouse in the desirable community of Evanston! Featuring 3 spacious bedrooms, 2.5 modern bathrooms, and a single attached garage, this home offers a bright, open-concept layout with durable vinyl flooring and high-end finishes throughout.

The kitchen is a chef's dream with stunning QUARTZ countertops, 2-toned cabinetry, Stainless Steel Appliances, and a central island with breakfast bar seating, perfect for casual dining. Upstairs, the private primary bedroom boasts a 4-piece ensuite, while the two additional bedrooms share a second 4-piece bathroom. For added convenience, there's an upstairs laundry room.

The unfinished basement presents endless possibilities for customization to suit your personal needs, whether it's an extra bedroom, family room, or home office. Basement has Washroom Rough-ins already. Furnace has built-in Humidifier.

Step outside to the expansive back deck, ideal for relaxing or entertaining guests in the warmer months attached with built-in gas line to connect with your favorite barbeque.

Snow Removal (even from driveway!), Grass cutting & landscaping are covered in maintenance fee so no hassle and purely a peace of mind.



Located in a family-friendly neighborhood, this townhouse is close to excellent schools, parks, shopping, and major roadways. It's just minutes from Cross Iron Mills, Costco, and the airport, offering the perfect balance of convenience and comfort.

Don't miss out on this amazing opportunity. Book your showing today!

Built in 2025

### Essential Information

MLS® #	A2193217
Price	\$499,998
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	411, 25 Evanscrest Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A3

### Amenities

Amenities	Park, Parking, Visitor Parking, Trash
Parking Spaces	1

Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Humidifier  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Balcony, BBQ gas line  
Lot Description Back Yard, Corner Lot, Garden, Landscaped, No Neighbours Behind, Rectangular Lot, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 7th, 2025  
Days on Market 58  
Zoning M-G

### Listing Details

Listing Office Standard Realty Co.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.