



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

306, 11 Evanscrest Mews NW
Calgary, Alberta

MLS # A2215213

\$414,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,313 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 360
LLD:	-
Zoning:	M-G
Utilities:	-

Inclusions: NA

Great family friendly LOCATION! This charming sunny townhouse fronting a wonderful COURTYARD offers a beautifully maintained 2-bedroom + BONUS ROOM, 2.5-bathroom property with a perfect blend of comfort and style, featuring a bright, clean design with modern kitchen and appliances. The main floor features 9' ceilings and an open concept layout. On the upper floor, you will find 2 beautifully sized bedrooms, including a primary suite with its own ensuite, a full bathroom, and a convenient upper floor laundry room. The additional Bonus Room could be used as a gym, office or crafts room, the choice is yours. The tandem garage will easily fit in TWO VEHICLES with additional space for storage. With a small private balcony, community amenities, and a location that's just minutes from local attractions, schools, parks, and 10 to 15 min drive to outlets from it's easy access to the ring road.