



THE
A-TEAM

**RE/MAX
FIRST**

25 EVANSCREST Mews #411, Calgary T3P 2A3

MLS® #: **A2193217**

Area: **Evanston**

Listing Date: **02/07/25**

List Price: **\$519,998**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 10-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **1,504 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,298**
Low Sqft:
Ttl Sqft: **1,298**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot,Garden,Landscaped,No Neighbours Behind,Rectangular Lot,Standard Shaped Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`7" x 9`1"	Kitchen	Main	14`0" x 13`8"
Living Room	Main	10`11" x 9`3"	2pc Bathroom	Main	7`1" x 3`3"
Bedroom - Primary	Upper	13`0" x 12`3"	Bedroom	Upper	11`8" x 9`2"
Bedroom	Upper	11`2" x 8`11"	4pc Ensuite bath	Upper	8`9" x 7`7"
4pc Bathroom	Upper	8`6" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$230

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2310821**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
Property Listed By: **Standard Realty Co.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









