# \$482,000 - 407, 25 Evanscrest Mews Nw, Calgary

MLS® #A2227628

## \$482,000

3 Bedroom, 3.00 Bathroom, 1,249 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to #407, 25 Evanscrest Mews NW (Transferrable New Home Warranty Included!) a stylish and functional 2-storey townhouse in the vibrant community of Evanston. This home features 3 generous bedrooms, 2.5 bathrooms, and a single attached garage, all wrapped in a bright, open-concept layout with luxury vinyl plank flooring and tasteful finishes throughout. The modern kitchen is a standout, with sleek quartz countertops, two-tone cabinetry, stainless steel appliances, and a central island that's perfect for casual meals or entertaining. Upstairs, the private primary suite includes a 4-piece ensuite, while two additional bedrooms share another full bath. You'll love the convenience of upper-level laundry, and the unfinished basement comes ready with bathroom rough-ins and a built-in humidifier on the furnaceâ€"offering future potential to add extra living space. Step outside to your large back deck with a gas line for summer BBQs, and enjoy the low-maintenance lifestyle with snow removal (even your driveway!) and landscaping included in the condo fees. Tucked into a family-friendly neighborhood near schools, parks, shopping, Costco, CrossIron Mills, and the airportâ€"this home offers the perfect blend of comfort and convenience. Don't miss your chance to make it yours!







### **Essential Information**

MLS® # A2227628 Price \$482,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,249
Acres 0.00
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 407, 25 Evanscrest Mews Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2A3

#### **Amenities**

Amenities Parking, Trash, Visitor Parking, Park

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Storage, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

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 June 6th, 2025

Days on Market 79

Zoning M-G

# **Listing Details**

Listing Office 2% Realty

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