306 11 Evanscrest Mews NW

Calgary | Active | MLS® A2347048

$365,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2016**	**1,312.7 sq. ft.**

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Listed by Greater Calgary Real Estate

A closer look

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. Please refer to Agent Remarks for this property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347048
Bedrooms	2
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,312.7 sq. ft.
Condo Fee:	$360.47
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions

Lot Area:	871 sq. ft.
Lot Frontage:	16' 1/8 "
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1711118
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Evanston
Amenities:	Park, Parking, Playground
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 15'3" × 12'3" ·
Main Floor	Dining Room · 12'2" × 11'6" ·
Main Floor	Kitchen · 13'9" × 7'7" ·
2nd Floor	Bedroom - Primary · 9'11" × 9'5" ·
2nd Floor	Bedroom · 9'11" × 9'5" ·
2nd Floor	Bonus Room · 10' × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Courtyard, Playground

Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-G
Listed Date:	Sep 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-11-evanscrest-mews-nw-calgary-a2347048/

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