

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

MLS® #A2227628

**\$482,000**

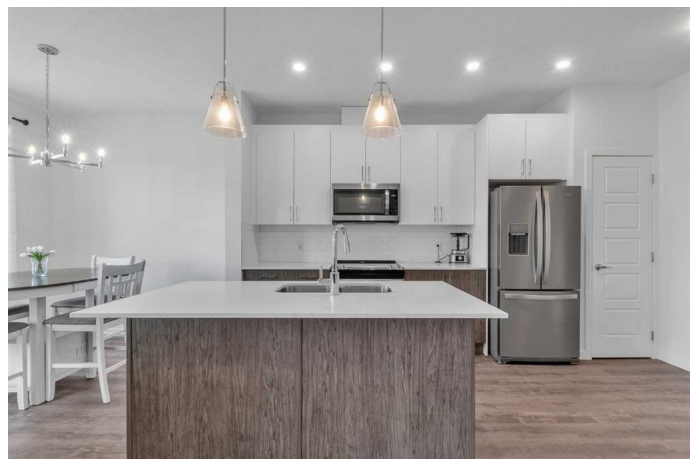
3 Bedroom, 3.00 Bathroom, 1,249 sqft

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 furnace 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 airport this home offers the perfect blend of comfort and convenience. Don't miss your chance to make it yours!

Built in 2025



## 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 | 59             |
| Zoning         | M-G            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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