## 21 Evansglen Mews NW
## Calgary, Alberta

**MLS # A2238238**



# $665,000

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|---|---|---|---|
| **Division:** | Evanston | | |
| **Type:** | Residential/Duplex | | |
| **Style:** | 2 Storey, Attached-Side by Side | | |
| **Size:** | 1,985 sq.ft. | **Age:** | 2015 (10 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.11 Acre | | |
| **Lot Feat:** | Cul-De-Sac, Garden, Interior Lot, Other | | |

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|---|---|---|---|
| **Heating:** | Central | **Water:** | - |
| **Floors:** | Carpet, Hardwood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full, Unfinished | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Ceiling Fan(s), Crown Molding | | |

**Inclusions:** N/A

***Open House: July 13th, 2-4 pm Sunday*** Welcome to 21 Evansglen Mews NW &ndash; a beautifully maintained, original-owner duplex located in the heart of Evanston!  This spacious 2-storey home offers nearly 2,000 sq.ft. above grade plus a fully developed walk-out basement, providing ample room for families of all sizes. Sitting on a generous pie-shaped lot, you'll enjoy one of the largest backyards in the area, perfect for outdoor entertaining, gardening, or kids' playtime.  Step inside to discover a bright, open-concept main floor featuring 9&rsquo; ceilings, hardwood floors, and a modern kitchen with granite countertops, stainless steel appliances, and a walk-in pantry. The dining area opens to a sunny south-facing deck with sweeping community views.  Upstairs, you&rsquo;ll find three generously sized bedrooms, including a primary retreat with a 5-piece ensuite and walk-in closet, plus a versatile bonus room ideal for a home office or play area. The convenient upper floor laundry makes daily routines a breeze.  The walk-out basement is clean and ready for development with large windows and access to the beautifully landscaped backyard. The oversized double attached garage adds everyday convenience.  Located just steps to schools, playgrounds, and Evanston Towne Centre, this home offers unmatched walkability in a family-friendly neighbourhood.