

# \$679,990 - 21 Evansglen Mews Nw, Calgary

MLS® #A2233442

**\$679,990**

3 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

\*\*\*Open House: June 29th, 2-4 pm Sunday\*\*\*

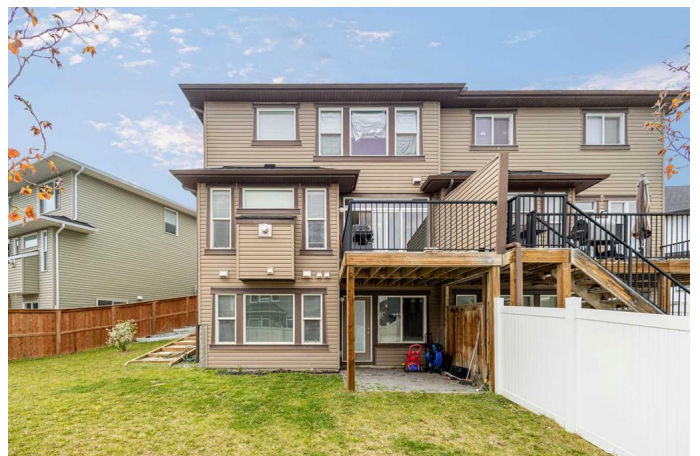
Welcome to 21 Evansglen Mews NW – a beautifully maintained, original-owner duplex located in the heart of Evanston!

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'™ 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'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.

Built in 2015

### Essential Information

MLS® #	A2233442
Price	\$679,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	21 Evansglen Mews Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Crown Molding
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Cul-De-Sac, Garden, Interior Lot, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.