

# \$659,990 - 21 Evansglen Mews Nw, Calgary

MLS® #A2238238

**\$659,990**

3 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.11 Acres

Evanston, Calgary, Alberta

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

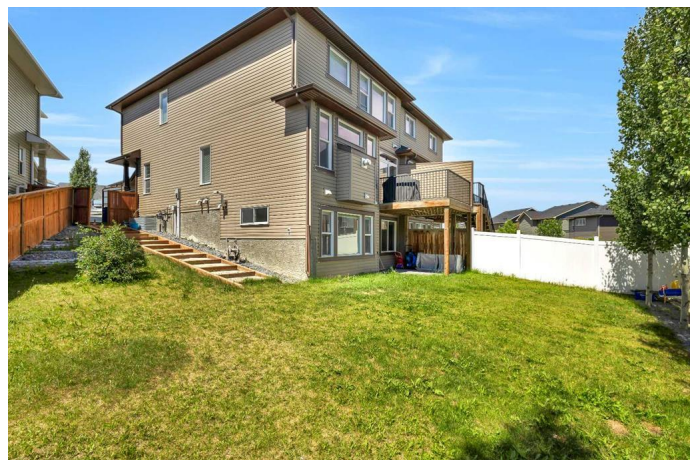
This spacious 2-storey home offers nearly 2,000 sq.ft. above grade plus a fully developed walk-out basement, providing ample room for families of all sizes. Sitting on a generous pie-shaped lot, you'll enjoy one of the largest backyards in the area, perfect for outdoor entertaining, gardening, or kids' 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® #         | A2238238               |
| Price          | \$659,990              |
| 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    | July 9th, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |

## Listing Details

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

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