# \$449,990 - 1107 Evanston Square Nw, Calgary

MLS® #A2217048

#### \$449,990

2 Bedroom, 3.00 Bathroom, 1,340 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

Modern, Affordable Townhome Living in the Heart of Evanston!

Experience the perfect blend of comfort, style, and convenience in this beautifully appointed townhome, ideally located in the vibrant, fast-growing community of Evanstonâ€"just a 3-minute walk to shopping, restaurants, cafes, schools, and a 24-hour gym.

Step into a dramatic living room featuring soaring 14-foot ceilings, gleaming hardwood floors, and oversized windows that bathe the space in natural light. The open-concept kitchen and dining area is a chef's dream, boasting shaker-style maple cabinetry with crown molding, granite countertops and island, a mosaic glass tile backsplash, and sleek stainless-steel appliances. A garden door leads to your own sunny, private balconyâ€"perfect for morning coffee or evening relaxation.

This thoughtfully designed home includes a granite-topped desk/message center, a conveniently located powder room, and a main-floor laundry area. Upstairs, you'II find two spacious master bedrooms, each with its own ensuiteâ€"one with a walk-in closet and the other with a walk-through closetâ€"ideal for roommates, guests, or family.

The fully finished lower-level flex room offers endless possibilities: use it as a home gym, office, rec room, or cozy media space.

Additional features include a secure attached single garage, low-maintenance landscaping,





and a charming front patio.

With easy access to major roadways and the airport, this is modern townhome living at its bestâ€"affordable, stylish, and move-in ready.

#### Built in 2012

#### **Essential Information**

MLS® # A2217048 Price \$449,990

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,340 Acres 0.00 Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

### **Community Information**

Address 1107 Evanston Square Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P0G9

#### **Amenities**

Amenities Park, Playground

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer S

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Playground, Barbec

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 5
Zoning M-1

## **Listing Details**

Listing Office E-Trinity Realty and Manageme

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