

\$409,000 - 1308 Evanston Square Nw, Calgary

MLS® #A2109066

\$409,000

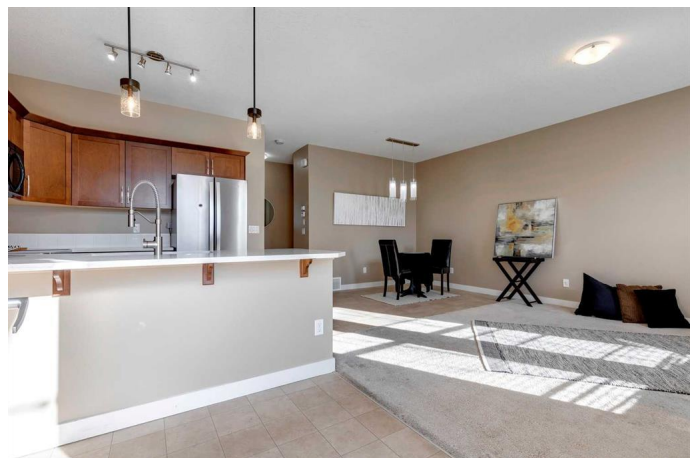
2 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to Evanston Square! This fully developed 2 storey townhome is nestled in a well run family friendly complex and has space for everyone. The main floor is open and bright, featuring 9'™ ceilings, an updated kitchen with beautiful new QUARTZ COUNTERTOPS & UNDERMOUNT SINK, breakfast bar, STAINLESS STEEL appliances including a brand new stove and a 2-pc bathroom to complete the space. Upstairs offers 2 LARGE bedrooms (King sized primary bedroom) including a WALK-THROUGH CLOSET to the cheater 4-pc ENSUITE. The finished basement features a 4-pc bath, laundry and could be set up as a fantastic family room, gym, or used as a 3rd bedroom. There is a newer hot water tank and lots of storage here. With ALL exterior maintenance (snow removal & landscaping included) covered by the LOW condo fees of just \$250.88 /mo, AND the added bonus of TWO PARKING STALLS right outside your door, this home has an abundance to offer for the first time homebuyer OR investor. The location is stellar with a playground, large field, schools, daycares and amenities such as FreshCo, Shoppers & Tim Hortons just a few blocks away. Within 10 min of Walmart, Sobey's, Costco, Home Depot, Canadian Tire and quick access to Stoney Tr and Deerfoot. With quick possession available, don't miss this winner!

Built in 2012



Essential Information

MLS® #	A2109066
Price	\$409,000
Sold Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1308 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 29th, 2024
Days on Market	7
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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