

\$425,000 - 2208 Evanston Square Nw, Calgary

MLS® #A2127953

\$425,000

2 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to Evanston Square! This FULLY DEVELOPED and UPGRADED 2 storey END UNIT townhome is nestled in a well-run, family friendly complex and has space for everyone. The main floor is open and bright with an extra side window, features 9'™ ceilings, luxury vinyl plank flooring, an updated kitchen with NEWER STAINLESS STEEL APPLIANCES, breakfast bar, and an adorable newly RENOVATED 2-pc bathroom. Upstairs offers 2 LARGE bedrooms (King sized primary bedroom also with extra side window) including a walk-through closet to the cheater 4-pc ensuite, also just RENOVATED. Second upper bedroom is also of generous size. The main and upper floors have just been painted and new lighting added. Most of the furniture could also be sold (separate from the unit) but could make for an easy turn-key home! The finished basement features a 4-pc bath, laundry and could be used as a fantastic family room, 3rd bedroom, gym or office as needed. Powered parking stall is located just steps from your front door and the landscaped patio area out front is perfect for your BBQ and sitting area. With ALL exterior maintenance, snow removal & landscaping covered by the LOW condo fees of just \$265/mo, 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™s,



Costco, Home Depot, Canadian Tire and quick access to Stoney Tr and Deerfoot. Don't miss this winner!

Built in 2011

Essential Information

MLS® #	A2127953
Price	\$425,000
Sold Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,088
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	2208 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G9

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	High Ceilings, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 15th, 2024
Days on Market	12
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.