

\$465,000 - 1607 Evanston Square Nw, Calgary

MLS® #A2136758

\$465,000

2 Bedroom, 3.00 Bathroom, 1,336 sqft
Residential on 0.00 Acres

Evanston, Calgary, Alberta

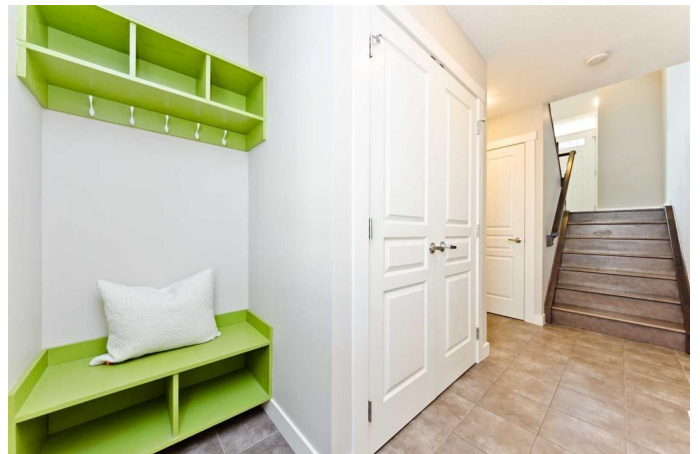
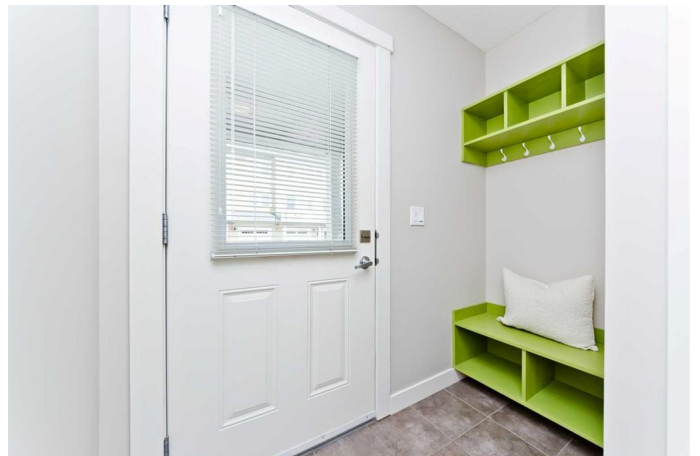
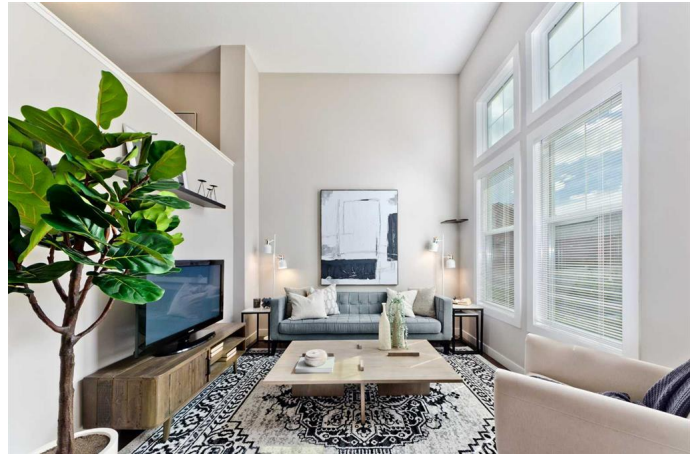
Welcome to this impeccably maintained and serene townhouse, managed by an efficient corporation. This stunning 4-level split home offers expansive living areas, providing unparalleled space and comfort.

Upon entry, you'll find large double door coat closets at each entrance, ensuring efficient storage solutions. The mudroom features a cozy nook with additional storage and a built-in bench. The entrance level, adorned with tile flooring on the east side, offers access to the attached garage, the basement, and the living room.

Ascending to the living room, you'll be captivated by the large, bright windows that flood the space with natural light. The open-concept design boasts 20' high ceilings and hardwood floors, creating an inviting and luxurious atmosphere.

The second level features another entrance with double door closets and access to the unique semi-private patio area, offering enhanced privacy as it does not open to common spaces or parking lots.

On the third level, the kitchen is a culinary enthusiast's dream, equipped with premium Maytag stainless steel appliances and granite countertops. The 52' x 43' powered island offers ample storage space, complemented by additional upper and lower



cabinets and an extra pantry cabinet. The dining area, overlooking the living room, ensures a seamless flow between spaces. This level also includes a convenient desk space or workstation, a 2-piece bathroom, a stackable laundry area, and access to a balcony with a natural gas hookup for your BBQ.

The fourth level houses two generously sized bedrooms, each featuring remote-controlled ceiling fans and lighting, along with their own 4-piece ensuite bathrooms, ensuring privacy and convenience. The primary bedroom boasts a spacious walk-in closet with natural light, while the secondary bedroom includes his and hers closet space with large east-facing windows. New flooring, installed in 2019, and carpeted stairs enhance safety and noise reduction.

This townhouse is conveniently located near shopping centers and schools, with a new mid-high school currently under construction. The community has matured, offering the benefits of established neighborhoods while still featuring very new homes.

Seize the opportunity to own this exceptional townhouse before it is too late!

Built in 2012

Essential Information

MLS® #	A2136758
Price	\$465,000
Sold Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336

Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	1607 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G9

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
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Date Sold	June 1st, 2024
Days on Market	2
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office Grand Realty

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