

\$469,000 - 509 Evanston Square Nw, Calgary

MLS® #A2154899

\$469,000

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Maintenance-free living awaits in this well-maintained and exceedingly stylish 3-bedroom, 2.5 bathroom townhouse with newer appliances and a new (2022) hot water tank. Ideally located facing the street creating a trendy New York style feel with tons of extra street parking. Pull right into your private insulated and drywalled garage and leave your vehicle parked safely out of the elements plus even more parking on the driveway. The entrance level is home to a mudroom to hide away jackets and shoes and a large flex room perfect as a playroom, home office or gym. Ascend the staircase to an impressive sanctuary with gleaming hardwood floors, soaring ceilings and extra windows that stream in natural light. A second entrance leads to your front patio encouraging calm morning coffees before starting your day's adventures. Open to above ceilings in the living room provide an airy ambience and great connectivity. The kitchen features newer stainless steel appliances, granite countertops, a peninsula breakfast bar island and looks over the living room with clear sightlines into the dining room so you never miss any of the conversation. The balcony entices summer barbeques and lazy weekends lounging. Conveniently a powder room and a laundry closet with newer washer and dryer are also on this level. The primary bedroom on the upper level is generously sized with a large walk-in closet and a private ensuite. Both additional bedrooms are spacious and bright



with easy access to the 4-piece bathroom. Phenomenally located within walking distance to schools, numerous parks, sports fields and the excellent amenities and restaurants at Evanston Towne Centre. Outdoor enthusiasts will love the many peaceful pathways that wind around the environmental reserve in this extremely walkable community. Truly a fantastic location for this move-in ready home! Come see for yourself!

Built in 2011

Essential Information

MLS® #	A2154899
Price	\$469,000
Sold Price	\$478,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	509 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G9

Amenities

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Driveway, Insulated, Oversized, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 14th, 2024
Days on Market	12
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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