



**GRASSROOTS**  
REALTY GROUP

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**505 Evanston Square NW**  
**Calgary, Alberta**

**MLS # A2228874**



**\$454,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** Alarm system sensors

Move-in ready & waiting for you is this beautifully appointed home in the popular EVANSTON SQUARE project in Evanston from Streetside Developments. Offering lock-up & leave maintenance-free living, this gorgeous split-level condo enjoys hardwood & tile floors, central air, dual master bedrooms with ensuites, an attached single garage & prime location just minutes to Evanston Towne Centre shopping. Wonderful inviting living room with soaring 14ft ceilings & hardwood floors, open concept kitchen & dining room with granite-topped desk & tile floors, mocha-stained cabinetry & granite counters, great centre island & Maytag/KitchenAid stainless steel appliances. Both of the bedrooms are a fantastic size & they each have their own full ensuites complete with tile floors & shower/tub combos; 1 bedroom has a walk-in closet & the other has a walkthrough closet. Convenient ensuite laundry with stacking Samsung washer & dryer. Right off the kitchen is the sunny South-facing balcony&hellip;the perfect spot to enjoy your favourite coffee or latte & catch some rays. The unspoiled basement level would make a excellent space for a home office or gym, with a big adjoining crawlspace for storage. For your exclusive use is the attached single garage with extra parking on the driveway, Additional features include Hunter Douglas blinds, attractive Hardie Board siding, underground sprinklers, 9ft ceilings in the kitchen/dining room & the monthly condo fees cover snow shoveling & grass cutting&hellip;so throw out your shovel & lawn mower! With its easy access to bus stops, neighbourhood schools & parks, major retail centers & highways, this super condo has everything you&rsquo;ve been looking for&hellip;welcome home!