



GRASSROOTS
REALTY GROUP

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809 Evanston Square NW
Calgary, Alberta

MLS # A2233640



\$479,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Four Plex | | |
| Style: | 4 Level Split | | |
| Size: | 1,455 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees, Front Yard, See Remarks, Street Lighting | | |

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|--------------------|--|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 370 |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | na | | |

Welcome to 809 Evanston Square NW—a 4-level split end-unit townhouse in Evanston that gives you more space, more privacy, and more of what matters most. With 3 bedrooms, 2.5 bathrooms, and 1,455 square feet of living space, this home offers a layout that adapts to your lifestyle—whether you’re working from home, raising a family, or just want room to breathe. As soon as you step inside, you’ll notice how bright and open it feels. Large windows bring in natural light, and with only one shared wall, you’ll enjoy peace and quiet in your own corner of the community. The kitchen level is set up to make everyday life easier—granite countertops, stainless steel appliances, a gas range for cooking, and a dining area that flows out to your private deck. You’ll also find a handy 2-piece bathroom on this level—perfect when guests are over or when you’re in the middle of a busy day. Upstairs, you’ll discover three spacious bedrooms and two full bathrooms, including a private ensuite off the primary suite. There’s also laundry on the top floor, so everything is where you need it—no stairs required on laundry day. Need extra space? The lower level gives you a bonus area you can shape into whatever you need—a home office, gym, media room, or playroom. And with air conditioning already in place, you’ll stay cool and comfortable all summer long. Outside, the benefits keep adding up: this unit comes with a Single Attached Garage, plenty of visitor stalls nearby, and is part of a well-kept, pet-friendly complex. Location-wise, you’re steps from parks, schools, shopping, and transit—with fast access to Stoney Trail, Shaganappi, and everything north Calgary has to offer. Whether you’re commuting or staying close to home, it all fits. If you’re searching for

a corner-unit townhouse in Evanston Calgary that’s move-in ready and full of smart upgrades—this might be the one that finally feels right.