



GRASSROOTS
REALTY GROUP

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1304 Evanston Square NW
Calgary, Alberta

MLS # A2239195



\$439,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,050 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	A/C Central
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Well maintained town home. Main floor is an open concept so you can take care of your kids while you are cooking with Half bath and a pantry. Upper floor has 2 very spacious bedroom, master bed has a walk-in closet and accessible to the main bath. The second room can be an office or just a bedroom with spacious closet. The finished basement is a sanctuary big room with walk-in closet. It can be bedroom or entertainment or play room. A Washer/dryer and a full bath. It also has a small coffee corner. The owner did a lot of upgrades to make it liveable. Just off Stoney Trail. Lots of stores nearby schools and bus stop. Close to restaurants and fast foods. Very quiet area. Two blocks away to new Middle School that will open soon, a block away from kindergarten. This is rare unit that has 3 bedrooms and 2.5 bath.