



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

309 Evanston Square NW
Calgary, Alberta

MLS # A2261180



\$429,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,354 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|-----------------------------------------------------------------------------|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 370 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Brick, Cement Fiber Board | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this Beautiful Townhouse with corner lot in Evanston Square. This very well appointed split level Townhouse has Hardwood and tile floors, Living Room with soaring 14 ft high Ceiling and attached single garage. Wonderful inviting Kitchen with Granite Counters, Centre Island and stainless Steel appliances. Two master bedrooms with Ensuite washrooms and walk-in closets and Laundry room on upper level. Basement has good size Utility Room and Storage. Additional Features recently painted, 9ft ceiling in Kitchen and dining room ,office space and Balcony. Low condo Fees. Close to Bus, Schools , bike paths, Shopping Centre and Major Highways. Please call to view.