



GRASSROOTS
REALTY GROUP

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1803 Evanston Square NW
Calgary, Alberta

MLS # A2280269



\$379,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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Welcome to this spacious END/CORNER unit in the highly sought-after Evanston Square! As an end unit, this charming two-storey townhome features extra windows that fill the space with abundant natural light. This beautiful townhouse is perfect for entertaining featuring an open concept main floor layout, 9 foot ceilings & large bright windows and air conditioning system. The living room is quite spacious & is open to the dining area. The kitchen provides plenty of counter top space and cupboards. Upstairs, you'll find two generously-sized bedrooms. The primary bedroom offers a large walk-through closet that leads to 4-pc bathroom. Evanston Square is a well-run, desirable complex with low condo fees. Located beside a playground and just a short walk to elementary and middle schools, transit, and shopping, this home is perfectly situated to offer easy access to everything you need. Affordable units like this don't last long—don't wait! Don't miss out on this incredible opportunity to own a home that truly caters to family living!!