



**105 Evanston Square NW
Calgary, Alberta**

MLS # A2181333



\$495,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,377 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Finished, Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	None		

Style meets functionality in this END unit, semi-detached townhome. Offering 3 bedrooms and 2.5 bathrooms with neutral finishes, you are greeted by a spacious foyer and living room with 2 storey height ceilings, hardwood flooring and expansive windows allowing in an abundance of natural light. Ascend to the next level where you will find the well equipped kitchen with granite countertops, breakfast bar, mosaic tile backsplash, under cabinet lighting and stainless steel appliances opening to the dining room with access to the balcony as well as a conveniently located laundry closet. A powder room completes this space. Upstairs features the master bedroom with a 3 piece ensuite and walk-in closet, 2 additional bedrooms which share a 4 piece bathroom. The lower level has been fully finished and would be perfect for a gym, TV room, extra storage or a home office. The attached garage has been upgraded with a 220 subpanel done to code by a certified electrician. Don't overlook the attached single garage fully drywalled with has built in space heaters, central AC for those hot summer days and ample storage. With a playground just outside the complex entrance and essential amenities including Shoppers Drug Mart, FreshCo groceries, Tim Hortons, CBE & Catholic schools and a host of other essential stores (Beacon Hill Costco, Home Depot, Walmart etc etc) nearby, this property has it all!