# \$419,900 - 1304 Evanston Square Nw, Calgary

MLS® #A2239195

## \$419,900

3 Bedroom, 3.00 Bathroom, 1,050 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

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.



#### **Essential Information**

MLS® # A2239195 Price \$419,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,050

Acres 0.00







Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1304 Evanston Square Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0G9

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2
Parking Stall

## Interior

Interior Features Breakfast Bar, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other, Private Entrance, Barbecue

Lot Description Few Trees, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Other

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 14th, 2025

Days on Market 107

Zoning M-1 d75

# **Listing Details**

Listing Office ComFree

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