



913 Evanston Square Calgary Alberta

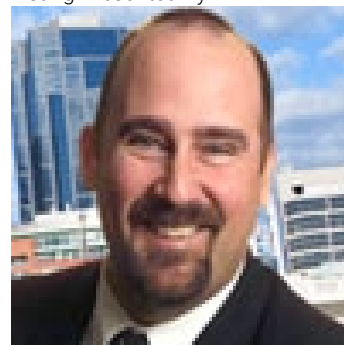
\$414,800

Attractively priced for the largest floor plan in Evanston Square. Looking for SPACE without the maintenance? This END-UNIT townhome in Evanston Square offers over 1,420 sq ft, extra NATURAL LIGHT, added PRIVACY and only ONE shared wall. Main level: 11-foot ceilings and HARDWOOD floors make the living room feel open and bright. The kitchen has maple cabinetry, GRANITE COUNTERTOPS, a tile backsplash, STAINLESS STEEL appliances and a peninsula for casual meals, with a dining nook beside it. A guest powder room completes the level. Upstairs: Two GENEROUS BEDROOMS each have a private FULL ENSUITE with TILE floors and a spacious walk-in closet, so it works well for a couple, a small family, or friends sharing. In-suite laundry is just down the hall. Room to grow: The unfinished basement is ready for your plans, whether that's a home office, gym, or media room. A connected crawlspace adds storage. Outdoor living: A PRIVATE BALCONY and a FRONT PATIO, plus a gas line for the BBQ. Updates already done: New shingles and front windows (2025), new eavestroughs (2026), Hunter Douglas blinds, and low-maintenance Hardie Board siding. Condo fees of \$367/month cover insurance, grounds maintenance, snow removal, professional management and reserve fund contributions, so you can skip the shovel and the lawn mower. Parking: Attached single garage, private driveway and street parking at your door. Location: Walk to parks and Evanston Heights School (Grades 4-8). Evanston Towne Centre and Sobeys are minutes away, along with Beacon Hill, Sage Hill Crossing, Sage Hill Quarter, and Creekside. Stoney Trail gets you quickly to Cross Iron Mills, YYC Airport, the University of Calgary, hospitals, and downtown. (id:6769)

Kitchen 11.67 Ft x 9.50 Ft
Dining room 11.58 Ft x 10.75 Ft
Other 4.92 Ft x 7.58 Ft
2pc Bathroom 7.00 Ft x 3.92 Ft
Primary Bedroom 13.58 Ft x 9.83 Ft

Bedroom 11.50 Ft x 10.58 Ft
4pc Bathroom 9.67 Ft x 4.92 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft
Laundry room 5.75 Ft x 3.58 Ft
Living room 11.08 Ft x 10.50 Ft

Listing Presented By:



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