

307 Evanston Square NW
Calgary, Alberta

MLS # A2181648



\$509,900

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	4 Level Split, Side by Side		
Size:	1,345 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: none

This stunning, well-maintained and spacious townhome, located in one of the city's most sought-after neighborhoods, offers the perfect blend of modern elegance and suburban comfort. Designed with contemporary styles, this home features two master bedrooms both with walk-in closets and 4-piece ensuite bathrooms with one of the rooms including a spacious sitting area. The kitchen boasts stainless steel appliances, granite counter tops and ceramic tile flooring. A beautiful balcony overlooking the serene treed pathway behind the home. A large oversized single garage accessible from behind the home with tons of shelf space for all your storage needs along with a driveway to fit an additional vehicle. Sitting on the corner of the street there is a large semi-fenced yard in front of the home. A spacious basement (unfinished) with lots of storage space. Within walking distance to a nearby shopping plaza and only a 5-minute drive to the Creekside shopping centre. An excellent opportunity for investors and those looking for a starter home.