



THE
A-TEAM

**RE/MAX
FIRST**

1013 EVANSTON Square, Calgary T3P 5X5

MLS®#: **A2155419**

Area: **Evanston**

Listing Date: **08/07/24**

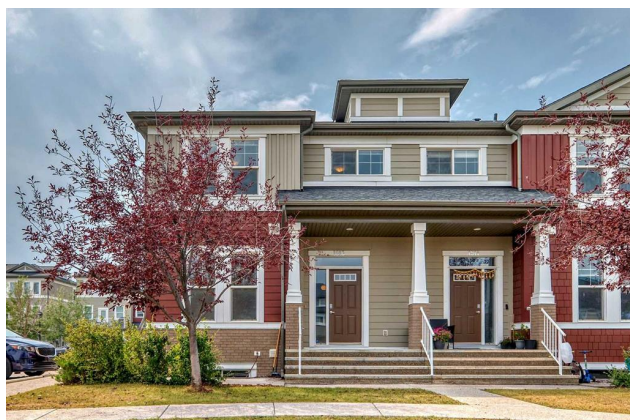
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,103**
Low Sqft:
Ttl Sqft: **1,103**

DOM

43
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Walk-In Closet(s)**
Utilities: **Cable Available,Cable Internet Access,Electricity Available,Natural Gas Available,Garbage Collection**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`9" x 6`6"	Living Room	Main	13`2" x 11`4"
Dining Room	Main	14`3" x 7`2"	Kitchen	Main	9`0" x 9`6"
2pc Bathroom	Main	5`2" x 5`2"	4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	9`3" x 12`10"	Bedroom - Primary	Second	11`7" x 13`4"
Walk-In Closet	Second	11`7" x 4`7"	Game Room	Basement	20`3" x 11`10"
3pc Bathroom	Basement	5`6" x 11`7"			

Legal/Tax/Financial

Condo Fee:
\$265

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1311963**

Remarks

Pub Rmks: **Welcome to this charming corner unit townhome located in the highly desirable northwest community of Calgary. This inviting 2-bedroom, 2.5-bath home boasts a thoughtfully designed open-concept main floor, perfect for modern living and entertaining. The fully finished basement adds valuable extra space, making it ideal for a variety of uses. Whether you're a first-time homebuyer looking for a great starter home or an investor seeking a lucrative rental property, this home has it all. Don't miss out on this fantastic opportunity to own a beautiful townhome in one of Calgary's most sought-after areas.**

Inclusions:
Property Listed By: **Window Coverings
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



