



THE
A-TEAM

**RE/MAX
FIRST**

105 EVANSTON Square, Calgary T3G 0P9

MLS®#: **A2181333**

Area: **Evanston**

Listing Date: **11/28/24**

List Price: **\$495,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area
Abv Sqft: **1,377**
Low Sqft:
Ttl Sqft: **1,377**

Lot Information

Lot Sz Ar: **3,562 sqft**
Lot Shape:

DOM

55
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Living Room | Main | 12`2" x 11`1" |
| Dining Room | Second | 11`9" x 13`8" |
| Bedroom | Third | 10`4" x 11`10" |
| Den | Basement | 12`2" x 10`0" |
| 3pc Ensuite bath | Third | |

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| Kitchen | Second | 11`9" x 8`1" |
| Bedroom - Primary | Third | 11`7" x 10`10" |
| Bedroom | Third | 9`6" x 10`4" |
| 2pc Bathroom | Second | |
| 4pc Bathroom | Third | |

Legal/Tax/Financial

Condo Fee:
\$315

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1113224**

Remarks

Pub Rmks: **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!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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











