



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 EVANSTON Square, Calgary T3P 0G9**

MLS®#: **A2183506**      Area: **Evanston**      Listing Date: **12/14/24**      List Price: **\$495,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Many Trees**  
 Park Feat: **Garage Faces Rear,Oversized,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,345**  
 Low Sqft:  
 Ttl Sqft: **1,345**

DOM

**7**

Layout

Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`9" x 9`2"	Kitchen	Main	11`8" x 9`2"
Living Room	Main	11`1" x 11`2"	Bedroom - Primary	Upper	11`7" x 10`8"
Bedroom	Upper	11`0" x 10`4"	4pc Ensuite bath	Upper	7`10" x 4`11"
2pc Bathroom	Main	7`2" x 3`11"	4pc Ensuite bath	Upper	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$301

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1113329

Remarks

Pub Rmks: **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.**

Inclusions: N/A  
Property Listed By: First Place Realty

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









ListSimple

307 Evanston Sq NW, Calgary - MAIN



Room	Dimensions
Dining	11'8" x 9'2"
Kitchen	11'8" x 9'2"
LAVATORY	2'30" x 2'3"
Bedroom	7'9" x 7'7"
Bathroom SP	7'2" x 3'11"

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Client: Tooraj Moutal November 28, 2024 Job #: 056843

ListSimple

307 Evanston Sq NW, Calgary - UPPER 1



Room	Dimensions
Primary	11'0" x 12'4"
Sitting Area	8'2" x 11'1"
Walk-In Closet	7'30" x 2'11"
ENSUITE #1	7'9" x 8'11"
ENSUITE #2	11'7" x 10'8"
ENSUITE #3	7'10" x 11'1"
Walk-In Closet	8'11" x 5'8"
Storage	2'7" x 2'3"

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