



THE
A-TEAM

**RE/MAX
FIRST**

1008 EVANSTON Square, Calgary T3P 0G9

MLS®#: **A2188440**

Area: **Evanston**

Listing Date: **01/17/25**

List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Level**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,083**
Low Sqft:
Ttl Sqft: **1,083**

DOM

5

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5'3" x 5'2"	Dining Room	Main	12'4" x 7'10"
Kitchen	Main	8'11" x 8'2"	Living Room	Main	13'2" x 10'11"
4pc Bathroom	Upper	8'0" x 4'11"	Bedroom	Upper	9'4" x 15'3"
Bedroom - Primary	Upper	11'8" x 13'7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$265

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1311963

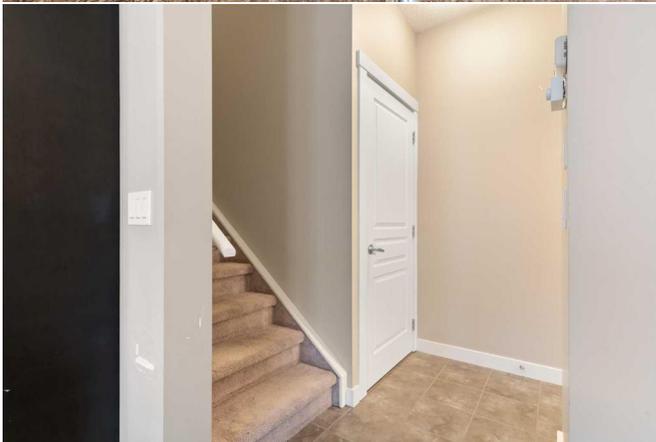
Remarks

Pub Rmks: ***** OPEN HOUSE, Sunday, Jan 19- 1:00pm-4:00pm*** Welcome Home to the beautiful community of Evanston. This beautifully designed 2 bedroom home features an amazing and smart layout. The open concept living and dining area allows for both formal and informal gatherings and is perfect for entertaining and making memories with the family. Your upgraded kitchen comes complete with a beautiful granite and lots of storage space. The upper level boasts two bedrooms - including the Master oasis, and a spacious bedroom. A great place to raise your family with friendly neighbours, playground nearby, close to school, shopping ,other amenities and easy access to major roads. Don't miss out! ***VIRTUAL TOUR AVAILABLE*****

Inclusions: None
Property Listed By: Royal LePage Benchmark

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







1008 Evanston Square NW, Calgary, AB

1st Floor Exterior Area 542.46 sq ft



PREPARED: 2025/11/17

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1008 Evanston Square NW, Calgary, AB

2nd Floor Exterior Area 540.72 sq ft



PREPARED: 2025/11/17

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