



THE
A-TEAM

**RE/MAX
FIRST**

307 EVANSTON Square, Calgary T3P 0G9

MLS®#: **A2189245**

Area: **Evanston**

Listing Date: **01/21/25**

List Price: **\$482,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 31-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

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
Fee Freq:
Monthly

M-1

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. Extra large front yard for your enjoyment. Within walking distance to a nearby shopping plaza and only a 5-minute drive to the Creekside shopping centre. Easy access to Banff and Canmore via Stoney Trail for your regular trips to the mountains. The new Evanston public middle school being built will be only a 5 minutes walk away. 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"
Laundry	2'30" x 2'31"
Bathroom	7'9" x 7'7"
Bedroom	7'2" x 13'1"

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

ListSimple

307 Evanston Sq NW, Calgary - UPPER 1



Room	Dimensions
Primary Bedroom	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"
Bedroom	9'7" x 12'3"

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