



THE
A-TEAM

**RE/MAX
FIRST**

1603 EVANSTON Square, Calgary T3P 0G9

MLS®#: **A2189307**

Area: **Evanston**

Listing Date: **01/30/25**

List Price: **\$485,000**

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:

Finished Floor Area

Abv Sqft: **1,290**
Low Sqft:
Ttl Sqft: **1,290**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 11`1"	Kitchen	Second	9`6" x 11`7"
Dining Room	Second	11`10" x 11`7"	Den	Second	4`10" x 7`8"
Bedroom - Primary	Third	9`11" x 11`7"	Bedroom	Third	9`0" x 9`5"
Bedroom	Third	8`8" x 9`5"	Laundry	Third	3`4" x 4`3"
Family Room	Basement	9`10" x 10`6"	2pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"	3pc Ensuite bath	Third	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1312573**

Remarks

Pub Rmks: **Welcome to this beautifully maintained home that combines style, comfort, and practicality. As you step through the front door, you're greeted by a grand living room with soaring ceilings and a cozy fireplace—perfect for relaxing or entertaining. Up to the next level, you'll find a fantastic kitchen featuring rich dark cabinetry, granite countertops, a brand-new stove, and a newer over-the-range microwave. The spacious dining area offers access to a charming balcony, making it an ideal spot for morning coffee or evening gatherings. A convenient alcove doubles as a den. The convenience of a handy half bath finishes off this floor. The top floor is a sanctuary of comfort, boasting three well-sized bedrooms and a laundry area for added convenience. The primary suite includes a private 3-piece ensuite, while a stylish 4-piece main bath serves the additional bedrooms. The cozy basement family room is perfect for movie nights or a quiet retreat. With plenty of storage throughout and an attached single garage, you'll have all the space you need. The hot water tank was thoughtfully replaced in 2019, adding peace of mind. Nestled in a prime location, this home is close to scenic green spaces, top-rated schools, shopping, dining, and so much more. Commuting is a breeze with quick access to Stoney Trail. Don't miss the opportunity to call this exceptional property your new home!**

Inclusions:
Property Listed By: **n/a**
eXp Realty

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











