



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2190820**

Area: **Evanston**

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

List Price: **\$479,900**

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: **9,127 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,410**  
Low Sqft:  
Ttl Sqft: **1,410**

**Other**  
**Driveway,Single Garage Attached**

DOM

**3**

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 12`2"</b>
<b>Dining Room</b>	<b>Second</b>	<b>10`7" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>5`6" x 6`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`9" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`11" x 11`8"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>3`11" x 7`5"</b>
<b>Kitchen</b>	<b>Second</b>	<b>9`9" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>4`11" x 7`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`3" x 9`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`8" x 6`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$306**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1211841**

Remarks

Pub Rmks: **Welcome to 707 Evanston Square NW, a perfect family home in the highly desirable community of Evanston. This beautifully maintained 4-level split offers a thoughtful layout designed for comfort, privacy, and functionality—ideal for families looking to put down roots in a safe and vibrant neighborhood. Step inside and be greeted by soaring high ceilings that create an airy and inviting atmosphere. The spacious master bedroom comes complete with its own ensuite, providing a private retreat for parents, while two additional generously sized bedrooms offer plenty of space for kids. The lower level features a basement that’s ready to be developed into a rec room, playroom, or even a music room—giving your children their own space to grow and be creative. This home has been lovingly cared for by a no-pet, non-smoking family, ensuring a pristine living environment. Parking is never a concern, with a single-car attached garage, a full driveway, and the added convenience of STREET PARKING right at your front door. Evanston is the perfect community for families, offering numerous parks, playgrounds, and walking paths, as well as excellent schools and childcare options. Right across the street, you’ll find Smiling Simba Learning Academy a child care, making morning drop-offs a breeze. Plus, with easy access to Stoney Trail and all the essential amenities like FreshCo, Tim Hortons, and Shoppers Drug Mart just minutes away, everything your family needs is right at your fingertips. Don’t miss out on this incredible opportunity to own a home that truly caters to family living. Book your showing today!**

Inclusions: **none**  
Property Listed By: **Real Estate Professionals Inc.**

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







