

# \$449,990 - 1107 Evanston Square Nw, Calgary

MLS® #A2217048

**\$449,990**

2 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Modern, Affordable Townhome Living in the Heart of Evanston!

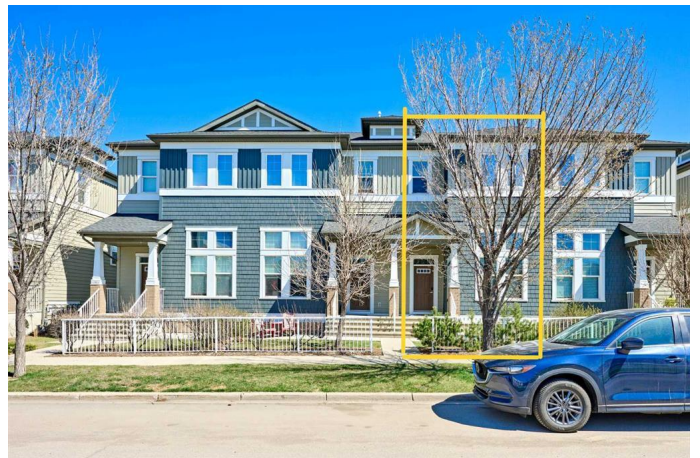
Experience the perfect blend of comfort, style, and convenience in this beautifully appointed townhome, ideally located in the vibrant, fast-growing community of Evanston—just a 3-minute walk to shopping, restaurants, cafes, schools, and a 24-hour gym.

Step into a dramatic living room featuring soaring 14-foot ceilings, gleaming hardwood floors, and oversized windows that bathe the space in natural light. The open-concept kitchen and dining area is a chef's dream, boasting shaker-style maple cabinetry with crown molding, granite countertops and island, a mosaic glass tile backsplash, and sleek stainless-steel appliances. A garden door leads to your own sunny, private balcony—perfect for morning coffee or evening relaxation.

This thoughtfully designed home includes a granite-topped desk/message center, a conveniently located powder room, and a main-floor laundry area. Upstairs, you'll find two spacious master bedrooms, each with its own ensuite—one with a walk-in closet and the other with a walk-through closet—ideal for roommates, guests, or family.

The fully finished lower-level flex room offers endless possibilities: use it as a home gym, office, rec room, or cozy media space.

Additional features include a secure attached single garage, low-maintenance landscaping,



and a charming front patio.

With easy access to major roadways and the airport, this is modern townhome living at its best—affordable, stylish, and move-in ready.

Built in 2012

### Essential Information

MLS® #	A2217048
Price	\$449,990
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1107 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0G9

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer S
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

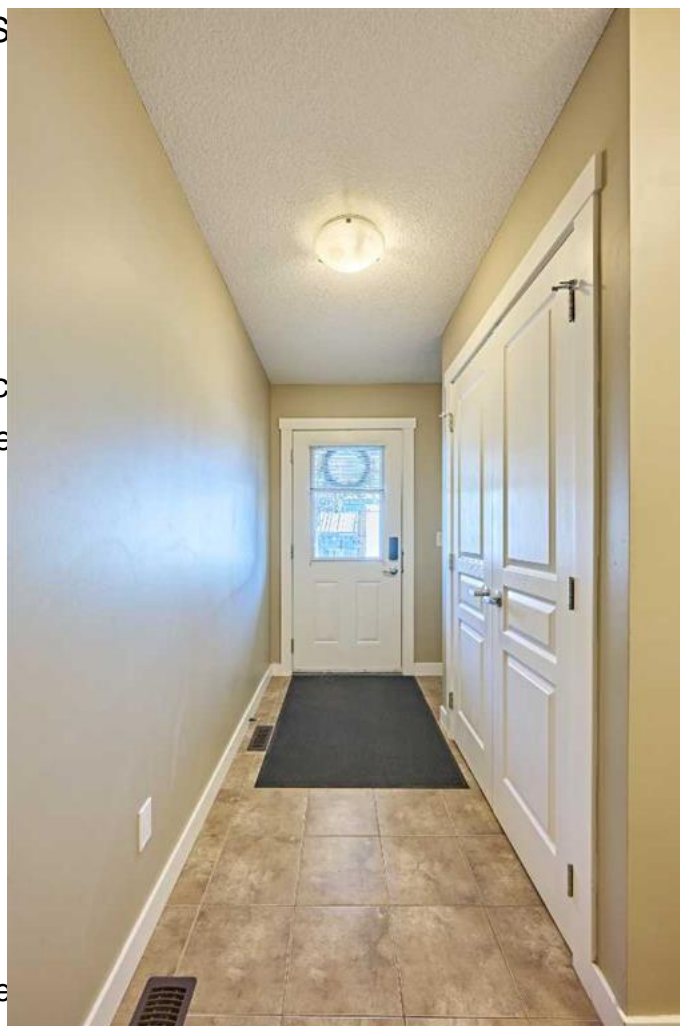
Exterior Features	Balcony, Playground, Barbec
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	M-1

## Listing Details

Listing Office	E-Trinity Realty and Managemen
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