

# \$419,900 - 1304 Evanston Square Nw, Calgary

MLS® #A2239195

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.00 Acres

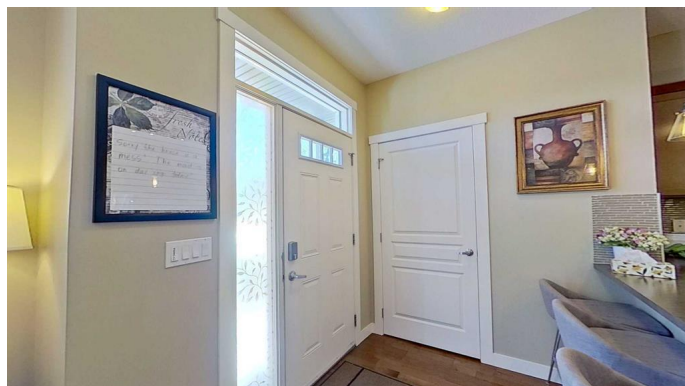
Evanston, Calgary, Alberta

Well maintained town home. Main floor is an open concept so you can take care of your kids while you are cooking with Half bath and a pantry. Upper floor has 2 very spacious bedroom, master bed has a walk-in closet and accessible to the main bath. The second room can be an office or just a bedroom with spacious closet. The finished basement is a sanctuary big room with walk-in closet. It can be bedroom or entertainment or play room. A Washer/dryer and a full bath. It also has a small coffee corner. The owner did a lot of upgrades to make it liveable. Just off Stoney Trail. Lots of stores nearby schools and bus stop. Close to restaurants and fast foods. Very quiet area. Two blocks away to new Middle School that will open soon, a block away from kindergarten. This is rare unit that has 3 bedrooms and 2.5 bath.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239195  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,050     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1304 Evanston Square Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0G9                 |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Stall                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other, Private Entrance, Barbecue  |
| Lot Description   | Few Trees, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Other                              |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 81              |
| Zoning         | M-1 d75         |

**Listing Details**

Listing Office                      ComFree

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