

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

MLS® #A2239195

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.00 Acres

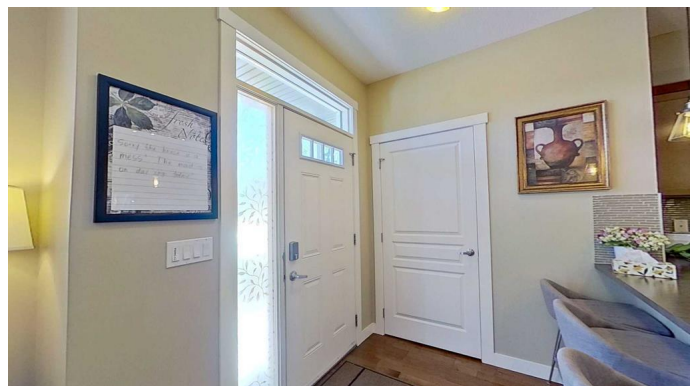
Evanston, Calgary, Alberta

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	53
Zoning	M-1 d75

**Listing Details**

Listing Office                      ComFree

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.