

# \$414,400 - 309 Evanston Square Nw, Calgary

MLS® #A2261180

**\$414,400**

2 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

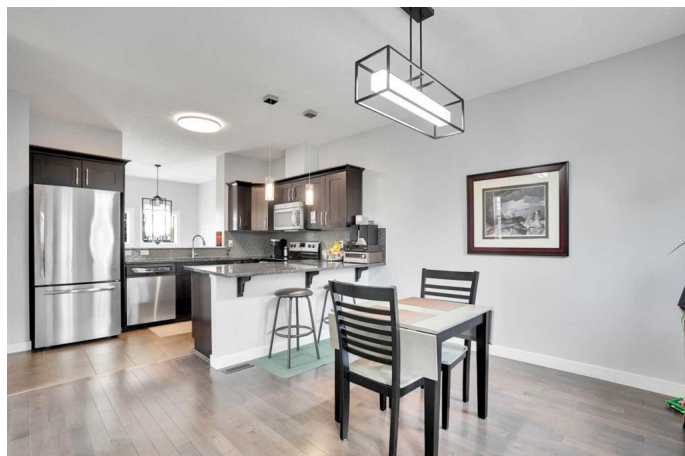
Evanston, Calgary, Alberta

Welcome to this Beautiful Townhouse with corner lot in Evanston Square PRICED to SELL. This very well appointed split level Townhouse has Hardwood and tile floors, Living Room with soaring 14 ft high Ceiling and attached single garage. Wonderful inviting Kitchen with Granite Counters, Centre Island and stainless Steel appliances. Two master bedrooms with Ensuite washrooms and walk-in closets and Laundry room on upper level. Basement has good size Utility Room and Storage. Additional Features recently painted, 9ft ceiling in Kitchen and dining room ,office space and Balcony. Low condo Fees. Close to Bus, Schools , bike paths, Shopping Centre and Major Highways. Please call to view. Open House Oct.11th Saturday 11:30 am to 1:00 pm

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2261180  |
| Price          | \$414,400 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,354     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 309 Evanston Square Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2P 0G9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Unfinished, Partial                                                                                                     |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Corner Lot                |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Cement Fiber Board |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 14                   |

Zoning                      M-1 d75

**Listing Details**

Listing Office              Real Estate Professionals Inc.

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