

\$425,000 - 2006 Evanston Square Nw, Calgary

MLS® #A2220684

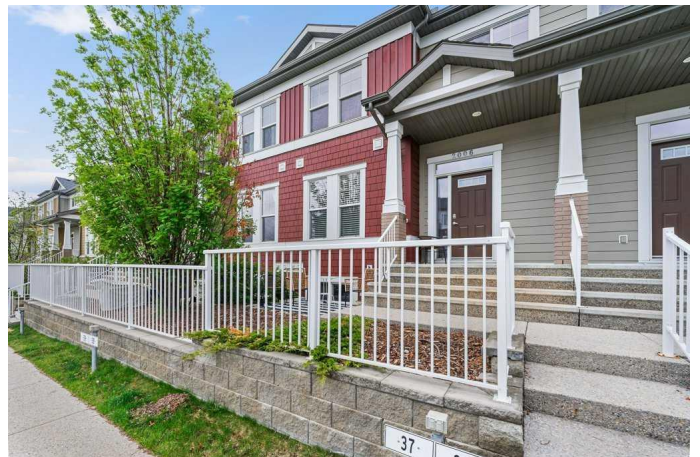
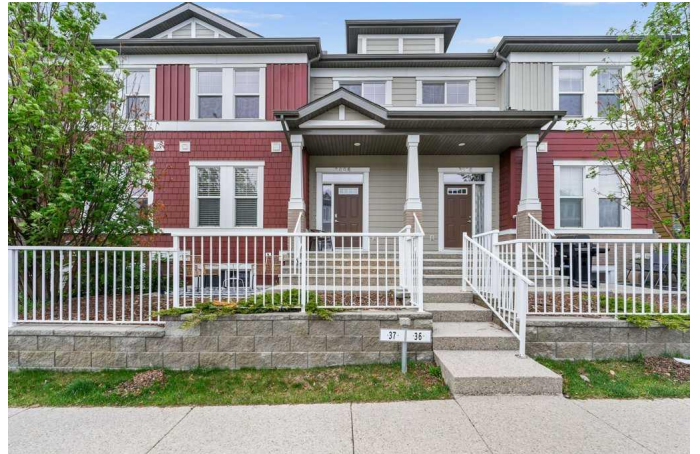
\$425,000

2 Bedroom, 3.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Are you looking for a TOWNHOME WITH MANY UPGRADES? Look no further? How about an upgraded townhome with your own PRIVATE PATIO surrounded by BEAUTIFUL LANDSCAPING and gardens? When you drive home from a busy day at work or play, pull into parking stall 37 (with power to plug in your vacuum or block heater), and your amazing townhome is just a few steps away. The walkway is upgraded to exposed aggregate for a more upscale feeling in this development. Attractive exterior, with brick accents, and an important upgrade to COMPOSITE SIDING which is very resilient and stylish at the same time. Sit down and stay a while. You are going to love this ELEVATED AND FENCED PATIO AREA surrounded by growing trees and garden shrubs. The front door has a 'side-lite' and 'transom window' for extra natural lighting! Step inside to discover a very open main level design that says, 'Welcome Home'. NINE FOOT CEILINGS on the main level make it feel even more spacious! Tile runs through the front entry and kitchen plus extensive HARDWOOD FLOORING on the main level. The CABINETS are a WARM CINNAMON COLOUR. The countertops are QUARTZ/GRANITE, and the APPLIANCES are upgraded to STAINLESS STEEL. This main level has an elegant feeling with a large front window overlooking your own patio, plus nicely upgraded light fixtures! The living room is spacious and has a bracket already in place



for your wall-mounted TV. The eating area is bright and airy, with great MORNING SUNLIGHT and a CEILING FAN to keep you cool. There's a half bath on your main level for your guests, nicely tucked away. HEAD UPSTAIRS to find two SPACIOUS BEDROOMS. The primary bedroom has a walk-through double closet for access to the ENSUITE/MAIN BATHROOM. The second bedroom has attractive laminate flooring (in case this room becomes your workout space). In addition to all this, you will love the FINISHED BASEMENT with its own large REC ROOM and FULL BATHROOM. This could be your GUEST AREA or LARGE GAMES AREA (with enough room for one of those fold-out ping pong tables)! Very reasonable condo fees of \$301. The condo fees cover your landscaping maintenance and snow removal so you can just relax and enjoy! By the way, condo fees will also reduce your personal home insurance costs because the structural insurance is covered in those fees. Evanston Square was built in 2012, so you won't have any of the common problems that you find in older homes (asbestos, aluminum wiring, poly-b water lines, 2x4 construction or single pane windows). This town home was built to meet much more recent building code requirements, with extra upgrades on top! From Evanston Square, you are close to tons of shopping, quick to Stony Trail to get you on your way to the mountains or anywhere in the city that you want to go. Book your showing today!

Built in 2012

Essential Information

| | |
|----------|-----------|
| MLS® # | A2220684 |
| Price | \$425,000 |
| Bedrooms | 2 |

| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,087 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2006 Evanston Square Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0G9 |

Amenities

| | |
|----------------|-----------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Stone Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Courtyard |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 17 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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