

**105 Evanston Square NW**  
**Calgary, Alberta**

**MLS # A2180056**



**\$485,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Style meets functionality in this END unit, semi-detached townhome. Offering 3 bedrooms and 2.5 bathrooms with neutral finishes, you are greeted by a spacious foyer and living room with 2 storey height ceilings, hardwood flooring and expansive windows allowing in an abundance of natural light. Ascend to the next level where you will find the well equipped kitchen with granite countertops, breakfast bar, mosaic tile backsplash, under cabinet lighting and stainless steel appliances opening to the dining room with access to the balcony as well as a conveniently located laundry closet. A powder room completes this space. Upstairs features the master bedroom with a 3 piece ensuite and walk-in closet, 2 additional bedrooms which share a 4 piece bathroom. The lower level has been fully finished and would be perfect for a gym, TV room, extra storage or a home office. The attached garage has been upgraded with a 220 subpanel done to code by a certified electrician. Don't overlook the attached single garage fully drywalled with has built in space heaters, central AC for those hot summer days and ample storage. With a playground just outside the complex entrance and essential amenities including Shoppers Drug Mart, FreshCo groceries, Tim Hortons, CBE & Catholic schools and a host of other essential stores (Beacon Hill Costco, Home Depot, Walmart etc etc) nearby, this property has it all!