

# \$454,900 - 505 Evanston Square Nw, Calgary

MLS® #A2228874

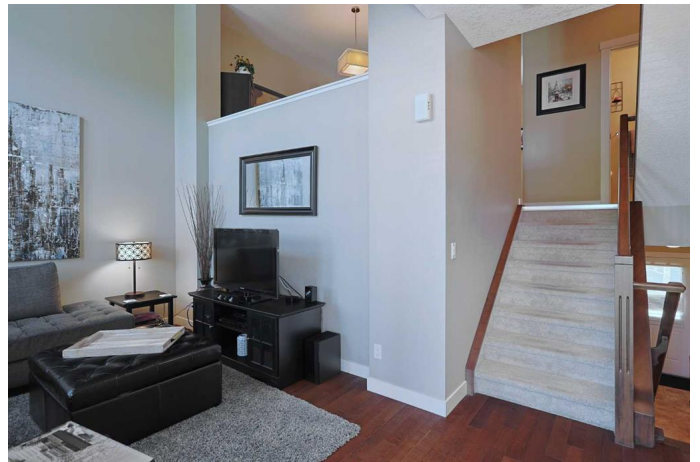
**\$454,900**

2 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Move-in ready & waiting for you is this beautifully appointed home in the popular EVANSTON SQUARE project in Evanston from Streetside Developments. Offering lock-up & leave maintenance-free living, this gorgeous split-level condo enjoys hardwood & tile floors, central air, dual master bedrooms with ensuites, an attached single garage & prime location just minutes to Evanston Towne Centre shopping. Wonderful inviting living room with soaring 14ft ceilings & hardwood floors, open concept kitchen & dining room with granite-topped desk & tile floors, mocha-stained cabinetry & granite counters, great centre island & Maytag/KitchenAid stainless steel appliances. Both of the bedrooms are a fantastic size & they each have their own full ensuites complete with tile floors & shower/tub combos; 1 bedroom has a walk-in closet & the other has a walkthrough closet. Convenient ensuite laundry with stacking Samsung washer & dryer. Right off the kitchen is the sunny South-facing balcony—the perfect spot to enjoy your favourite coffee or latte & catch some rays. The unspoiled basement level would make an excellent space for a home office or gym, with a big adjoining crawlspace for storage. For your exclusive use is the attached single garage with extra parking on the driveway, Additional features include Hunter Douglas blinds, attractive Hardie Board siding, underground sprinklers, 9ft ceilings in the kitchen/dining room & the monthly condo fees



cover snow shoveling & grass cuttingâ€¦so throw out your shovel & lawn mower! With its easy access to bus stops, neighbourhood schools & parks, major retail centers & highways, this super condo has everything youâ€™ve been looking forâ€¦welcome home!

Built in 2011

### Essential Information

MLS® #	A2228874
Price	\$454,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,286
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	505 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G9

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Garage Faces Rear
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	48
Zoning	M-1 d75

## Listing Details

Listing Office	Royal LePage Benchmark
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