

\$449,990 - 1107 Evanston Square Nw, Calgary

MLS® #A2217048

\$449,990

2 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Modern, Affordable Townhome Living in the Heart of Evanston!

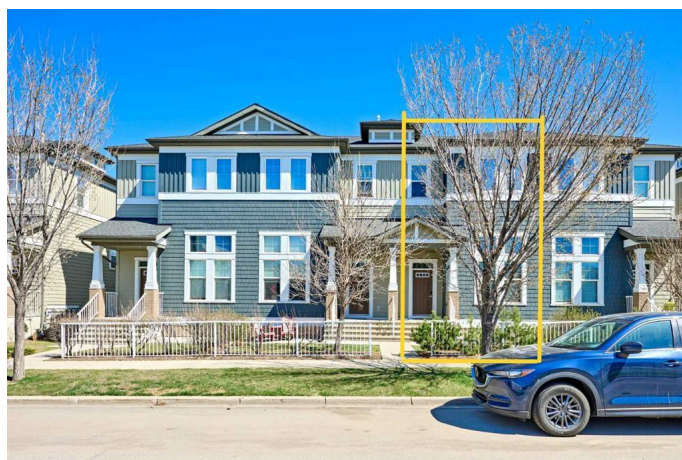
Experience the perfect blend of comfort, style, and convenience in this beautifully appointed townhome, ideally located in the vibrant, fast-growing community of Evanston—just a 3-minute walk to shopping, restaurants, cafes, schools, and a 24-hour gym.

Step into a dramatic living room featuring soaring 14-foot ceilings, gleaming hardwood floors, and oversized windows that bathe the space in natural light. The open-concept kitchen and dining area is a chef's dream, boasting shaker-style maple cabinetry with crown molding, granite countertops and island, a mosaic glass tile backsplash, and sleek stainless-steel appliances. A garden door leads to your own sunny, private balcony—perfect for morning coffee or evening relaxation.

This thoughtfully designed home includes a granite-topped desk/message center, a conveniently located powder room, and a main-floor laundry area. Upstairs, you'll find two spacious master bedrooms, each with its own ensuite—one with a walk-in closet and the other with a walk-through closet—ideal for roommates, guests, or family.

The fully finished lower-level flex room offers endless possibilities: use it as a home gym, office, rec room, or cozy media space.

Additional features include a secure attached single garage, low-maintenance landscaping,



and a charming front patio.

With easy access to major roadways and the airport, this is modern townhome living at its best—affordable, stylish, and move-in ready.

Built in 2012

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217048 |
| Price | \$449,990 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,340 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1107 Evanston Square Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P0G9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Park, Playground |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, |

| | |
|--------------|------------------------------|
| | Refrigerator, Washer/Dryer S |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

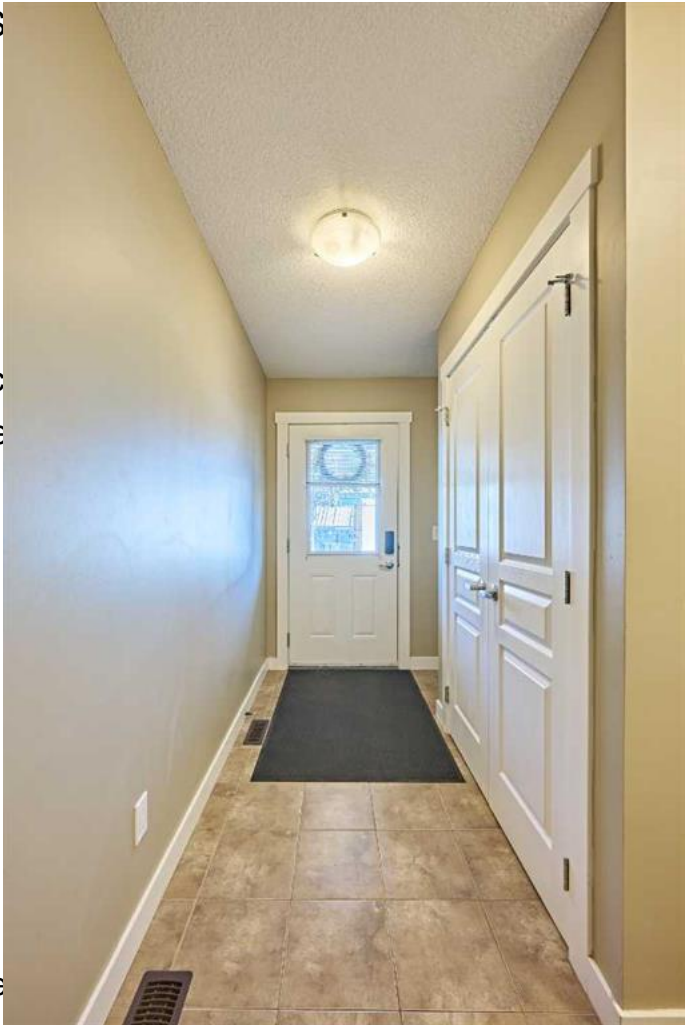
| | |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Playground, Barbec |
| Lot Description | Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 17 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | E-Trinity Realty and Managemen |
|----------------|--------------------------------|



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.