

# \$410,000 - 1313 Evanston Square Nw, Calgary

MLS® #A2230290

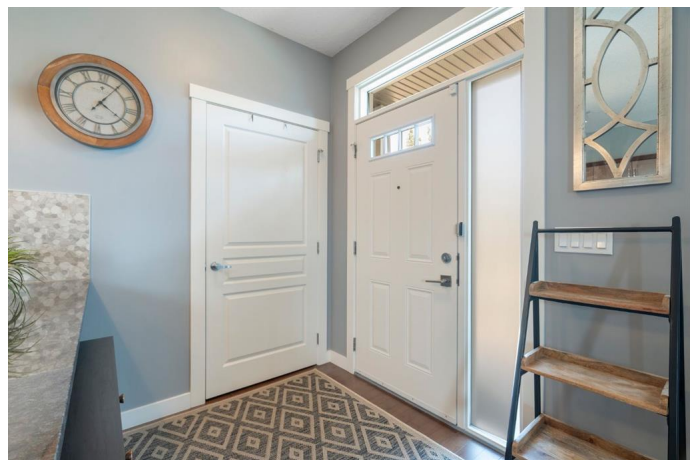
**\$410,000**

2 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this bright and beautifully maintained 2-bedroom, 2.5-bath townhome with a fully finished basement, ideally located in the vibrant community of Evanston. Nestled beside a landscaped green space and picturesque courtyard, this home offers a rare sense of privacy and a warm connection to nature—perfect for relaxing or watching the kids play just outside your door. Inside, the main level is filled with natural light thanks to soaring ceilings and a large corner window that captures the morning sun. The open-concept layout flows seamlessly between the living and dining areas, complemented by rich hardwood floors and neutral tones. The well-appointed kitchen features stainless steel appliances, warm wood cabinetry, stylish backsplash, and an extended breakfast bar—ideal for casual dining and entertaining. A convenient half bath completes this level. Upstairs, you’ll find two generous bedrooms with a cleverly designed full bathroom that offers direct access from the primary bedroom’s walk-in closet as well as hallway access for the second bedroom. Large windows bring in abundant natural light and peaceful views of the green space. The fully finished basement extends your living space with a versatile family room/flex area—perfect for movie nights, a home office, or guest space—along with a full bathroom and laundry. The unit also includes an assigned parking stall (Stall #51) for your convenience. Enjoy summer evenings



on your private front deck or patio area, surrounded by beautiful landscaping and community pathways. The location is exceptional, with a playground just a short stroll away and everyday amenities, schools, and transit all within easy reach. If you're looking for style, comfort, and a great sense of community—this is the one!

Built in 2012

### Essential Information

MLS® #	A2230290
Price	\$410,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,095
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1313 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G9

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Breakfast Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Other
Lot Description	Greenbelt, Other
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	M-1 d75

## Listing Details

Listing Office	CIR Realty
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