

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

MLS® #A2220684

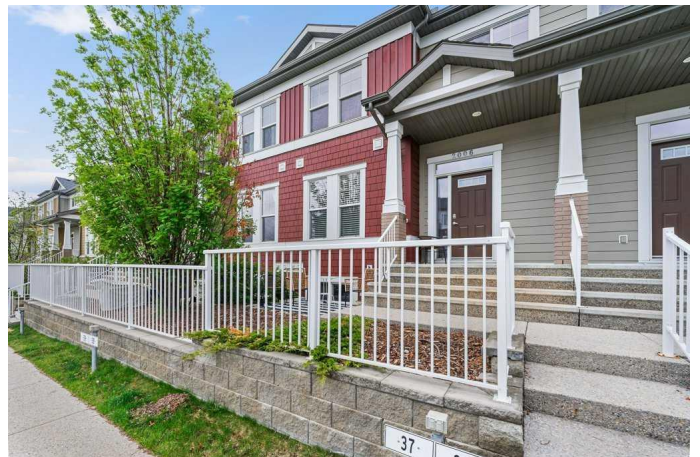
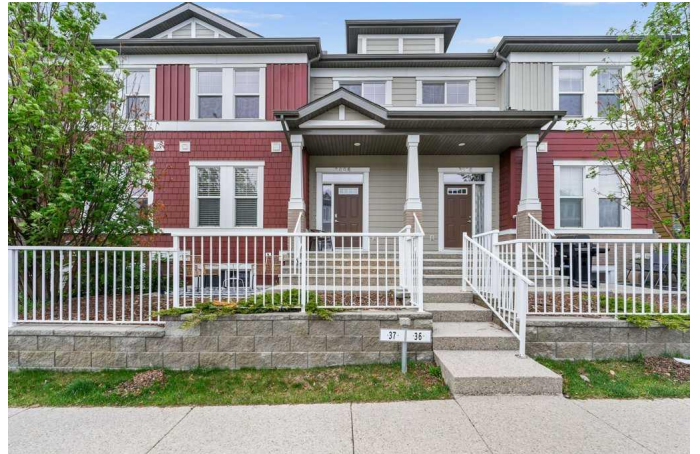
**\$425,000**

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	11
Zoning	M-1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.