

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

MLS® #A2228874

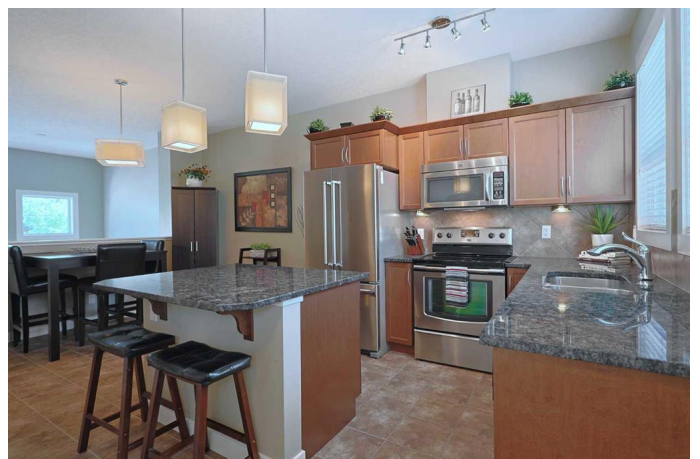
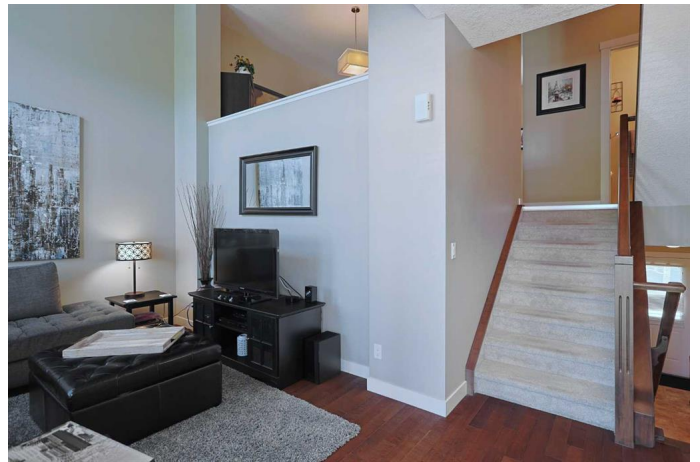
**\$454,900**

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        | Garage Faces Rear, Single Garage Attached |
| # 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 | 66              |
| Zoning         | M-1 d75         |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.