

# \$374,900 - 2007 Evanston Square Nw, Calgary

MLS® #A2221899

**\$374,900**

2 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Discover this vibrant townhome, with a total of 1,623 sqft developed space in Evanston, built in 2012. Fresh paint touch ups and sparkle lint clean. The open-concept main floor welcomes you with light-filled living, dining, and kitchen spaces that flow effortlessly toward your private courtyard view. Quartz countertops, custom cabinetry, and a thoughtfully placed half bath make daily life “and entertaining” effortless.

Upstairs, two generous bedrooms each enjoy their own full ensuite, with the primary suite opening onto a sunny patio. Stacked laundry adds a practical touch, ensuring your evenings and weekends stay stress-free. Every detail strikes the perfect balance between polished finishes and comfortable living.

The fully finished basement delivers even more flexibility: imagine a home office, gym, or family room complete with extra storage and a three-piece bath. An assigned tandem parking stall and secure storage locker keep your gear organized. Just steps from Evanston Towne Centre™s shops and caf  s, top-rated schools, verdant parks, and river pathways “and with quick access to Stoney Trail” this townhome is tailor-made for investors, young families, couples, and first-time buyers alike.

Built in 2012

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2221899      |
| Price          | \$374,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,082         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2007 Evanston Square Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0G9                 |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Lot Description   | Landscaped                  |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 31             |
| Zoning         | M-1            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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