

**1313 Evanston Square NW
Calgary, Alberta**

MLS # A2230290



\$410,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,095 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Greenbelt, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 302
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: A/C unit cover, Outdoor fenced patio and green privacy screen

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!