



**GRASSROOTS**

REALTY GROUP

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**505 Evanston Square NW  
Calgary, Alberta**

**MLS # A2290480**

**\$429,900**



<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** Alarm system sensors

Welcome to EVANSTON SQUARE & this beautifully appointed townhome in the popular Symons Valley neighbourhood of Evanston from Streetside Developments. Move-in ready & waiting for you, this stylish 2 bedroom condo enjoys hardwood & tile floors, relaxing central air, maple kitchen with granite countertops & new roof. Offering lock-up & leave maintenance-free living, this gorgeous home has a dynamite living room with soaring 14ft ceilings & chocolate-stained hardwood floors, great-sized dining room with granite-topped desk & open concept kitchen with island, tile floors & stainless steel appliances from Maytag & KitchenAid. Both of the bedrooms are a fantastic size & they each have their own full ensuites with tile floors & shower/tub combos. One of the bedrooms has a walkthrough closet & the other has a walk-in closet. Next to the kitchen is your insuite laundry with stacking Samsung washer & dryer, guest powder room & a South-facing balcony;the perfect spot to sit back, relax & enjoy your favourite coffee or latte. The unspoiled basement level would make an excellent spot for an office or home gym, & has an adjoining crawlspace for storage. Plenty of parking available with your attached single garage, driveway & street parking right outside your front door. In 2025 the roof was replaced as well as the front windows. Additional features include Hunter Douglas blinds, attractive & durable HardieBoard siding, underground sprinklers, quaint front patio & the monthly condo fees cover grass cutting & snow removal. Prime location here in the heart of the community just minutes to all schools&hellip;including walking distance to the new Evanston Heights School (grades 4-8, opening Sept 2026), shopping at nearby Evanston Towne Centre & regional retail centers (Beacon Hill, Sage Hill Crossing, Sage Hill Quarter, Creekside), parks & quick access to

all major roadways to take you to Cross Iron Mills, the airport, University of Calgary, hospitals & downtown.