



**705 Evanston Square NW  
Calgary, Alberta**

**MLS # A2302445**



**\$399,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	None	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** High top table and 4 chairs, maple bookshelf in kitchen, bistro set on patio

Welcome to this incredibly bright, freshly painted and spacious five-level townhome, perfectly situated in a family-friendly northwest community close to schools, shopping, and major throughways. Thoughtfully designed with a fantastic layout, this home is ideal for both everyday living and entertaining. The main level features a stylish, open entertaining space with tall ceilings (14 ft), flooded with natural light from large windows as hardwood flooring finishes the space. Moving up a level, you're greeted with a spacious kitchen along with convenient main-floor laundry and a two-piece powder room. Step out onto the east-facing balcony and enjoy beautiful morning sunshine—perfect for coffee or quiet starts to your day. This home offers two generous primary bedrooms, each complete with their own private four-piece ensuites, providing excellent comfort and privacy. Additional highlights include a single attached garage and a small unfinished basement, offering excellent storage or future development potential. On the front of the home, a charming patio offers a great spot to relax and watch the world go by. Bright, welcoming, and well located, this townhome is a fantastic opportunity in a sought-after NW neighborhood.