



GRASSROOTS
REALTY GROUP

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595 Evanston Link NW
Calgary, Alberta

MLS # A2313409



\$349,999

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,106 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Interior Lot, Lawn, Level, Street Lighting		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: TV, Garage Heater, Furniture Negotiable

**** Open House Saturday July 11 *** 2pm-4pm**** Located in the family-friendly community of Evanston, this 3-storey townhome providing 2 well sized bedrooms, 2.5 bathrooms, and over 1,100 sq. ft. of bright, modern living. Ideal for first-time buyers, young families, downsizers, or inventors. The main level features a front foyer and mudroom keeping the mess down and away, plus a handy 1/2 bath. The open concept second level, showcases durable luxury vinyl plank flooring and impressive 9-foot ceilings creating a bright, and spacious atmosphere. The Kitchen is a focal point showcasing gorgeous quartz counters, a timeless subway tile backsplash, sleek modern cabinets that reach to the ceiling and upgraded stainless steel appliances including a gas range. Adjacent sits a generous-sized Dining room that flows seamlessly into the bright Living room with large sliding doors that draw in the natural light and create an indoor-outdoor space. Enjoy your own private balcony with a BBQ gas line—perfect for outdoor living and entertaining. The third level features two sizable bedrooms, both offering comfort and privacy. The Primary bedroom includes a convenient 4-piece ensuite with stone counters. While the second bedroom has a 4-piece bathroom right next to it for everyday ease. Convenient upper-level laundry and a linen closet for additional storage completes this space. This residence was Green Built with Gold certification including triple pane windows, energy efficient appliances, and a tankless on demand hot water tank to help reduce your energy bills. This well managed residence offers affordable condo fees (\$207/month) and is ideally located, just steps from nearby playgrounds and parks, and minutes from schools, grocery stores, shopping, and dining options. Commuting is quick and easy with Stoney Trail nearby, providing convenient

access across the city. Offering incredible value schedule your private tour today or view the virtual tour!