



**605 Evanston Link NW  
Calgary, Alberta**

**MLS # A2317097**

**\$479,900**



<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water		

**Inclusions:** N/A

Bright 3-storey END UNIT townhome with 9' Ceilings, Central Air Conditioning, and a spacious DOUBLE ATTACHED GARAGE in the family-friendly community of Evanston. Offering 3 Beds, 2.5 Baths, and 1,515 sq.ft. living space, this beautifully maintained 2021-built home features contemporary finishes, an open-concept design, and additional windows that fill the living spaces with natural light throughout the day. The 2nd level serves as the heart of the home, showcasing 9' ceilings, Vinyl Plank flooring, and a bright open-concept layout designed for both everyday living and entertaining. The spacious West-facing Living Room is filled with natural light and offers plenty of room for relaxing or gathering with family and friends. Adjacent to the Living Room is the Kitchen and Dining area. The stylish Kitchen is highlighted by quartz countertops, a large Centre Island with seating, stainless steel appliances, abundant cabinetry, and generous workspace for meal preparation. The well-sized Dining Area comfortably accommodates daily meals and special occasions. A patio door off the Dining Area leads to the private Balcony, complete with a gas hookup for BBQs and outdoor enjoyment. A convenient 2-piece Bath completes this level. The upper level offers a thoughtfully designed layout with a Primary Bedroom featuring a private 3-piece Ensuite. Two additional well-sized Bedrooms are serviced by a 4-piece Bath, providing flexibility for family members, guests, or a home office. A dedicated Laundry Room with built-in storage shelving adds everyday practicality and convenience. The entry level provides access to the spacious Double Attached Garage and offers a versatile flex area—perfect as a Den, home office, or for everyday organization and storage. Additional features include Central Air Conditioning, Vinyl Plank flooring throughout the Main

Living Area, quartz countertops, stainless steel appliances, a Balcony with gas hookup, and a spacious Double Attached Garage. Located in the desirable community of Evanston, residents enjoy access to parks, playgrounds, walking paths, schools, shopping, restaurants, and major roadways including Stoney Trail, Deerfoot Trail, and Symons Valley Parkway. Whether you are a first-time buyer, growing family, or investor, this exceptional END UNIT townhome offers an excellent combination of comfort, functionality, and location. Book your private showing today!