



GRASSROOTS
REALTY GROUP

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505 Evanston Square NW
Calgary, Alberta

MLS # A2322512



\$419,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Partial	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Alarm system sensors

Incredible Value here in EVANSTON SQUARE & in 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 ensuite 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…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.