



**913 Evanston Square NW  
Calgary, Alberta**

**MLS # A2322872**



**\$449,999**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Full	<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>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	GARAGE OPENER 1		

RARE END-unit townhome in sought-after Evanston Square with over 1,420 sq ft. Welcome to Symons Valley's popular Evanston neighbourhood and this move-in-ready Streetside Developments home. As a coveted end unit, you'll enjoy extra NATURAL LIGHT, added privacy and only ONE shared wall &mdash; a layout that's hard to find and QUICK TO GO. Step inside to SOARING 11 foot ceilings and GLEAMING HARDWOOD floors in the living room. The open-concept layout flows upstairs to a seamlessly into a COOK'S KITCHEN &mdash; featuring peninsula style counterspace, HARDWOOD FLOORS, MAPLE cabinetry, GRANITE countertops, TILE BACKSPLASH and STAINLESS STEEL APPLIANCES. Check out the flexible dining area with a nook. Guest powder room. Upstairs, two GENEROUSLY sized bedrooms each have their own FULL ENSUITES with TILE floors with organized closets. Both boast spacious walk-in closets. In-suite laundry is just down the hall. The unspoiled basement is a BLANK CANVAS with serious potential: think home office, gym, media room, or future family space ready for your vision. An adjoining crawlspace adds valuable storage. Enjoy the the best of outdoor living. Unwind in your own inviting OUTDOOR RETREATS and extend your living space - featuring a private BALCONY for quiet moments and a welcoming front PATIO - perfect for morning coffee and evening sunsets. BBQ - Gas line. Recent upgrades give you peace of mind: new shingles and front windows (2025), new eavestroughs (2026), plus Hunter Douglas blinds and durable Hardie Board siding exteriors. Parking is never a worry &mdash; attached single garage, private driveway, and street parking right at your door. Location is everything. You're in the heart of Evanston, walking distance to the brand-new Evanston Heights School (Grades 4&ndash;8,

proposed opening August 2026), steps from parks and minutes to Evanston Towne Centre plus regional shopping at Beacon Hill, Sage Hill Crossing, Sage Hill Quarter and Creekside. Quick access to Stoney Trail means Cross Iron Mills, YYC Airport, University of Calgary, hospitals, and downtown are all within easy reach. Your new lifestyle awaits.