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705 Evanston Square NW
Calgary, Alberta

MLS # A2291032

$410,000

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

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

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.

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