



DJ Golden
REAL ESTATE

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309 Evanston Square NW
Calgary, Alberta

MLS # A2261180



\$414,400

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,354 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this Beautiful Townhouse with corner lot in Evanston Square PRICED to SELL. This very well appointed split level Townhouse has Hardwood and tile floors, Living Room with soaring 14 ft high Ceiling and attached single garage. Wonderful inviting Kitchen with Granite Counters, Centre Island and stainless Steel appliances. Two master bedrooms with Ensuite washrooms and walk-in closets and Laundry room on upper level. Basement has good size Utility Room and Storage. Additional Features recently painted, 9ft ceiling in Kitchen and dining room, office space and Balcony. Low condo Fees. Close to Bus, Schools, bike paths, Shopping Centre and Major Highways. Please call to view. Open House Oct.11th Saturday 11:30 am to 1:00 pm