913 Evanston Square NW

Calgary | Active | MLS® A2353903

$414,800









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2012**	**1,420.48 sq. ft.**

Your next move starts with a conversation.

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Listed by Coldwell Banker Mountain Central

A closer look

SPACE, PRIVACY & LOW-MAINTENANCE LIVING! Looking to downsize from a detached home without giving up space? Or perhaps you're a busy professional who wants room to live comfortably without the work of yard maintenance. This END-UNIT townhome in Evanston Square offers the best of both worlds! With over 1,420 sq. ft. of thoughtfully designed living space, this is the largest floor plan in the complex. Enjoy the added privacy, extra windows and natural light that come with an end unit, along with just ONE shared wall. Step inside to a welcoming main floor featuring impressive 11-foot ceilings, warm HARDWOOD flooring and an inviting living area. The kitchen offers timeless maple cabinetry, granite countertops, tile backsplash, stainless steel appliances and a convenient peninsula, perfect for casual dining and entertaining. A bright dining nook and guest powder room complete this level. Upstairs, you'll appreciate TWO GENEROUS BEDROOMS, each with its own private FULL ENSUITE and spacious walk-in closet. An ideal layout for couples, guests, roommates or a small family. Convenient upper-floor laundry adds to the functionality. Looking for additional space? The unfinished basement offers excellent potential to create a home office, recreation room, gym or whatever suits your lifestyle, with an adjoining crawlspace providing additional storage. Enjoy outdoor living with both a PRIVATE BALCONY and FRONT PATIO, plus a gas line for your BBQ. Recent exterior improvements include NEW SHINGLES AND FRONT WINDOWS (2025) and NEW EAVESTROUGHS (2026). Hunter Douglas blinds and durable Hardie Board siding add further value. Parking is a bonus with an ATTACHED SINGLE GARAGE, private driveway and convenient street parking right at your door. Enjoy a lock-and-leave lifestyle with condo fees of $367/month covering insurance, professional management, landscaping, snow removal and reserve fund contributions. Walk to nearby parks and Evanston Heights School (Grades 4-8), with shopping, restaurants and everyday amenities just minutes away at Evanston Towne Centre, Freshco, Beacon Hill, Sage Hill Crossing and Creekside. Easy access to Stoney Trail connects you to Cross Iron Mills, YYC Airport, the University of Calgary, hospitals and downtown. If you're looking for more room to live, extra privacy and the convenience of condo living, this Evanston Square home deserves a closer look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353903
Bedrooms	2
Bathrooms	3
Year Built	2012
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,420.48 sq. ft.
Main Level Finished Area:	403.9 sq. ft.
Below Grade Finished Area:	126.62 sq. ft.
Condo Fee:	$366.83
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	South
Entry Level:	1
Levels:	4 Level Split
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1212791
Heating:	Forced Air
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Parking Pad, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Evanston Square
Community:	Evanston
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 11'1" × 10'6" ·

2nd Floor	Kitchen · 11'8" × 9'6" ·
2nd Floor	Dining Room · 11'7" × 10'9" ·
2nd Floor	Nook · 7'7" × 4'11" ·
3rd Floor	Bedroom - Primary · 13'7" × 9'10" ·
3rd Floor	Bedroom · 11'6" × 10'7" ·
4th Floor	Laundry · 5'9" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/913-evanston-square-nw-calgary-a2353903/

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