

# \$509,888 - 605 Evanston Link Nw, Calgary

MLS® #A2252432

**\$509,888**

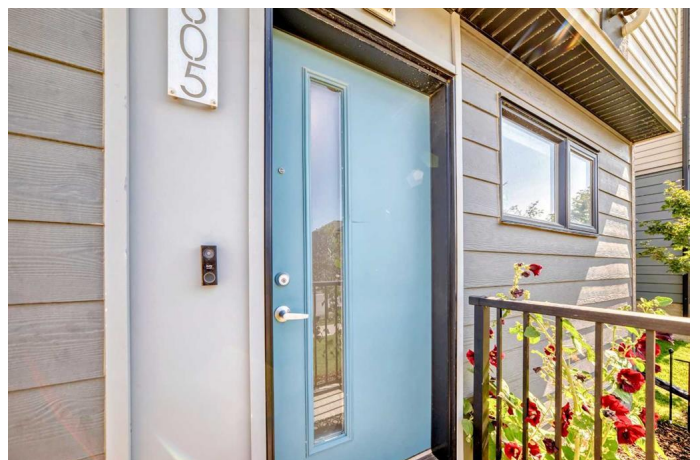
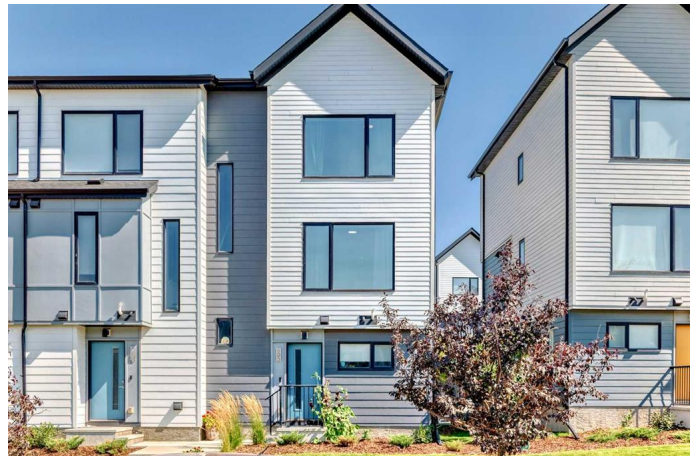
3 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.04 Acres

Evanston, Calgary, Alberta

This gorgeous end unit home offers the perfect mix of sophistication, comfort and functionality.

As you enter, There is flex space utilized as a office, and entry to the attached double garage. Upper floor, enjoy the open-concept layout with large UV protected windows but let in ample natural light, beautiful designer finishes throughout makes the home feel airy and relaxing. This green certified home features neutral laminate flooring, quartz countertops and stainless steel appliances. Main living area is greeted with a spacious and bright living room that flows seamlessly to kitchen with large island, dining room which leads out into the large balcony to take in the fresh air. The functional half bathroom is nicely tucked away. Upper floor contains cozy master bedroom with ensuite bathroom, 2 other bedroom, a spacious full bathroom and a very convenient laundry room to finish off the upper floor. The designer furniture in home is negotiable to stay with the home. Great location, easy access to main roads, walking distance to shopping centre , parks and schools are nearby.



Built in 2021

## Essential Information

MLS® # A2252432

Price \$509,888

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,759         |
| Acres          | 0.04          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 605 Evanston Link Nw |
| Subdivision | Evanston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 1S2              |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal                                                                                                  |
| Parking Spaces | 4                                                                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Converted Garage, On Street |
| # of Garages   | 2                                                                                                             |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows     |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment                                                |
| Cooling           | Central Air                                                                                             |
| Basement          | None                                                                                                    |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Back Lane, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 70                |
| Zoning         | M-1               |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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