

\$450,000 - 803 Evanston Manor Nw, Calgary

MLS® #A2114739

\$450,000

2 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Allow me to introduce you to the Beautiful, CLARA! ! She's certifiably BUILT- GREEN, with loads of upgrades. Tall ceilings, ample storage and arguably the best floor plan in the complex- she's sure to impress. Enjoy entertaining your friends and family on a regular basis- from the extensive visitor parking the complex offers, to the chef inspired kitchen - the storage in the kitchen is extensive. Having a cozy and quiet evening at home? Curl up on the sofa with a tasty beverage of choice and enjoy the warmth the fireplace has to offer ! Clara also has a proper dining room- comfortably able to seat at minimum 6 people. Making our way to the 3rd level - you'll find your 2 beds, 2 baths AND UPSTAIRS Laundry!!! The Primary bedroom is a well sized space to recharge after a long day, and an inspiring space to start your day in! Staying cool in the summer will be a breeze with the Central Air! This property boasts features you'll just have to see in person. Arrive @ Evanston Manor has an on-site Kids & Company Daycare with priority placement for residents of Condo and a playground as well. Located close to schools, shopping, pathways, and Stoney Trail. Clara makes for an inviting and perfect first home or investment! Call your favourite Realtor today, and make this house your home!

Built in 2016

Essential Information



MLS® #	A2114739
Price	\$450,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	803 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

Amenities

Amenities	Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 27th, 2024
Days on Market	13
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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