

\$455,000 - 111 Evanston Manor Nw, Calgary

MLS® #A2120807

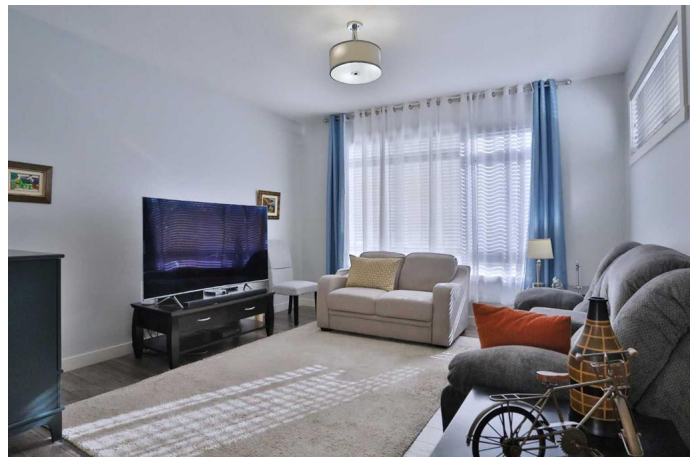
\$455,000

2 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.04 Acres

Evanston, Calgary, Alberta

Dynamic lock-up & leave living waiting here for you in this fantastic townhome in the ARRIVE AT EVANSTON project, in this prime end unit location just steps to the central courtyard & playground. Offering 3 levels of stylish living, this 3 storey condo enjoys upgraded laminate floors & granite countertops, relaxing central air, 2 great-sized bedrooms & oversized single garage with private driveway. Your main living space has airy 9ft ceilings & an amazing open concept flow, with a spacious living room with large windows, dining area with access onto your West-facing balcony & designer kitchen with huge center island & pantry, glistening granite counters, new cabinets (2023) & new LG stainless steel appliances (2023). Up on the top floor - which also has 9ft ceilings, are 2 wonderful bedrooms & 2 full baths; the West-facing master has vaulted ceilings & double closets, an expanse of windows & ensuite with walk-in shower & tile floors. The East-facing 2nd bedroom is also a super size with walk-in closet, & in between the bedrooms is the 2nd full bath & laundry closet with wire shelving & Whirlpool Duet washer & dryer. An open area on the ground floor is the perfect spot for your home office or gym, with an adjoining guest powder room & access into your oversized single garage. Additional features of this BUILTGREEN home include new interior paint (2023), upper level bathroom cabinets (2023), attractive stone & Hardie board exterior, underground sprinklers & natural gas line for your BBQ on the balcony.



Visitor parking is only steps from your front door & monthly maintenance fees take care of snow shoveling & grass cutting. And there's also the onsite Kids & Company Evanston day care centre offering programs for 0 to 12 year olds. Unbeatable location in this popular Symons Valley community, only a short drive to shopping at Evanston Towne Centre & The Shops at Carrington Green, & easy access to 14th Street which takes you to Stoney Trail & anywhere you want to go!

Built in 2015

Essential Information

MLS® #	A2120807
Price	\$455,000
Sold Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	111 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Visitor Parking
-----------	-----------------

Parking Spaces	2
Parking	Garage Faces Rear, Oversized, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 23rd, 2024
Days on Market	12
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.