

\$450,000 - 403 Evanston Manor Nw, Calgary

MLS® #A2149297

\$450,000

2 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Pricing Adjustment - Welcome to this delightful 2-bedroom, 2.5-bathroom townhome boasting contemporary finishes and an ideal location. Inside, you'll find an open-concept layout with abundant natural light that highlights the warm and stylish laminate floors. The kitchen is a chef's dream, equipped with a sleek granite island & countertops, maple "to-the-ceiling" cabinetry & stainless-steel appliances, making meal prep and entertaining a pleasure. BBQing is easy on the balcony with the NG hookup. Upstairs, the primary bedroom is generously sized and contains a walk-in closet and ensuite while a second bedroom, main bath and laundry room round out this level. This home is truly turnkey ready, allowing you to move in and start enjoying your new space without any hassle. The location is unbeatable, with close proximity to essential amenities, parks and green spaces, top-rated schools, shopping centres, and the YYC International. This home also features an attached single garage, an additional parking spot on the driveway, and convenient visitor parking, ensuring ample parking space for you and your guests. Easy access to Stoney Trail and Deerfoot ensures seamless commutes and connectivity to the rest of the city. Whether you're a first-time homebuyer or looking to downsize, this townhome offers the perfect blend of comfort, convenience, and modern living. Don't miss the opportunity to make this beautiful property your new home.



Built in 2015

Essential Information

MLS® #	A2149297
Price	\$450,000
Sold Price	\$428,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	403 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0M2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	July 18th, 2024
Date Sold	September 18th, 2024
Days on Market	62
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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