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

MLS® #A2149297

\$450,000

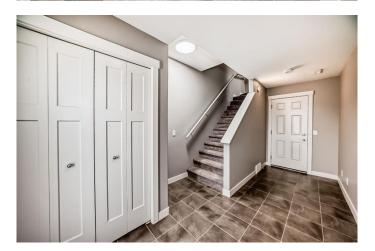
2 Bedroom, 3.00 Bathroom, 1,407 sqft Residential on 0.02 Acres

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.







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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