

\$400,000 - 1617 Symons Valley Parkway Nw, Calgary

MLS® #A2159221

\$400,000

2 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.04 Acres

Evanston, Calgary, Alberta

Welcome to 1617 Symons Valley Parkway NW, a stunning corner end unit that combines style, comfort, and convenience in the heart of the sought-after Evanston community. This well-managed condo spans almost 1400 square feet, offering ample space and modern features that cater to both families and professionals alike.

As you step inside, you'll be greeted by an open-concept design that seamlessly integrates the living, dining, and kitchen areas. The abundance of natural light flooding through the extra windows highlights the spaciousness of this home, creating a warm and inviting atmosphere. The kitchen boasts ample cabinetry and a large island perfect for casual dining or entertaining guests.

This unit features 2 generously sized bedrooms, providing a serene retreat for relaxation. The master bedroom includes a full ensuite bathroom, offering privacy and convenience. The second full bathroom is easily accessible from the other bedroom and common areas, while a well-placed half bathroom adds an extra layer of convenience for guests.

One of the standout features of this property is the versatile flex room. Whether you need an additional bedroom, a home office, a fitness room, or a creative studio, this space adapts to your needs, enhancing the functionality of your



home.

Step outside to the balcony, perfect for barbecuing or enjoying your morning coffee as you take in the fresh air and surrounding views.

Winter worries are a thing of the past with the attached single-car garage, ensuring your vehicle stays clean and protected. An additional parking spot on the garage pad provides flexibility for households with multiple vehicles or visiting guests.

Location is key, and this condo excels in that regard. Situated in a family-friendly area, you are within walking distance to an array of amenities including Bus Stops (STEPS AWAY), Fresco, No Frills, numerous restaurants, and beautiful walking paths that invite you to explore the outdoors. The convenience of nearby Stoney Trail ensures quick and easy access to all parts of the city, making your daily commute a breeze.

This property not only offers a comfortable and stylish living space but also places you in a vibrant community with everything you need right at your doorstep. Don't miss out on the opportunity to make 1617 Symons Valley Parkway NW your new home. Experience the perfect blend of modern living and neighbourhood charm in this exceptional condo.

Built in 2015

Essential Information

MLS® #	A2159221
Price	\$400,000
Sold Price	\$390,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1617 Symons Valley Parkway Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 16th, 2024
Days on Market	24
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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