

\$429,900 - 205 Evanston Manor Nw, Calgary

MLS® #A2163771

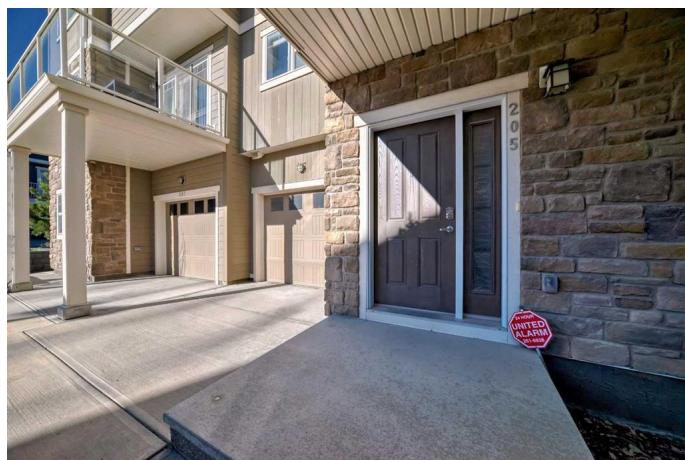
\$429,900

2 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to this stunning, fully finished townhome in the ARRIVE AT EVANSTON project! This 2-bedroom, 2.5-bathroom gem features a bright, open-concept layout filled with natural light, complemented by sleek laminate flooring that flows seamlessly through the main living areas. The modern kitchen is both stylish and functional, boasting granite countertops, extended maple cabinetry, and stainless steel appliances, making it perfect for casual meals or hosting friends. Step outside onto the private balcony, complete with a natural gas hookup for easy and enjoyable BBQs. Upstairs, the spacious primary suite offers a peaceful retreat with a walk-in closet and private ensuite. A second bedroom, a full bath, and a convenient laundry room complete the upper level, offering a perfect blend of comfort and practicality. Visitor parking is conveniently located just steps from your front door, and with monthly maintenance fees covering snow removal and lawn care, your weekends are truly your own to enjoy. As a bonus, this family-friendly community features the on-site Kids & Company Evanston daycare, offering programs for children aged 0 to 12 years. Situated in the vibrant Symons Valley, you're just minutes away from shopping at Evanston Towne Centre and The Shops at Carrington Green, with quick access to 14th Street and Stoney Trail for easy commuting and exploring the city. This townhome offers an unbeatable combination of style, convenience, and location—don't



miss out on the chance to make it your own!

Built in 2015

Essential Information

MLS® #	A2163771
Price	\$429,900
Sold Price	\$429,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	205 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Day Care, Gazebo, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, 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	September 6th, 2024
Date Sold	September 19th, 2024
Days on Market	12
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	Key Realty Group Inc.
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