

\$475,000 - 617 Evanston Manor Nw, Calgary

MLS® #A2164403

\$475,000

3 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to this beautiful townhome in the sought-after Evanston community! Offering over 1,870 sqft of elegant living space, this home features 3 generous bedrooms, top-quality finishes, and a host of modern conveniences, including an double attached garage. The charming curb appeal and inviting front porch set the stage for whatâ€™s inside. Step into the open-concept main level, where natural light floods the space, highlighting the luxury wide-plank flooring and soothing neutral tones. The expansive living and dining areas are perfect for gatherings, offering ample room for entertaining. At the back of the main level, the stylish kitchen is a chefâ€™s delight, featuring rich dark cabinetry with crown moldings and silver hardware, a multi-gray tile backsplash, and granite countertops with a breakfast bar island. High-end appliances include a fridge with a bottom freezer, OTR microwave, built-in dishwasher, and electric stove. The kitchen seamlessly flows to the rear patio/balcony, ideal for enjoying indoor/outdoor living. Completing the main level are additional storage options and a convenient 2-piece guest bathroom. Upstairs, youâ€™ll find three spacious bedrooms with plush carpet flooring, including a master suite with vaulted ceilings and a 3-piece ensuite bathroom. Thereâ€™s also a shared 4-piece bathroom with a tub/shower combo. The basement houses a stacked washer/dryer and a large family room, adding extra space for relaxation or activities. Located in a vibrant neighbourhood with



excellent schools and shopping amenities (just 2 minutes to the plaza with No Frills, gas stations, and restaurants), and only a short 25-minute drive to downtown Calgary, this home offers both comfort and convenience. Schedule your visit today—this opportunity won't last long!

Built in 2015

Essential Information

MLS® #	A2164403
Price	\$475,000
Sold Price	\$474,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,295
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	617 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

Amenities

Amenities	Picnic Area, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Slab

Additional Information

Date Listed	September 10th, 2024
Date Sold	December 9th, 2024
Days on Market	89
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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