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

MLS® #A2164403

\$475,000

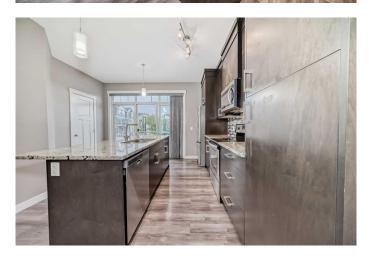
3 Bedroom, 3.00 Bathroom, 1,295 sqft Residential on 0.03 Acres

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 what'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 chef'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, you'II find three spacious bedrooms with plush carpet flooring, including a master suite with vaulted ceilings and a 3-piece ensuite bathroom. There'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 todayâ€"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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