

\$439,900 - 109 Evanston Manor Nw, Calgary

MLS® #A2168125

\$439,900

2 Bedroom, 3.00 Bathroom, 1,263 sqft

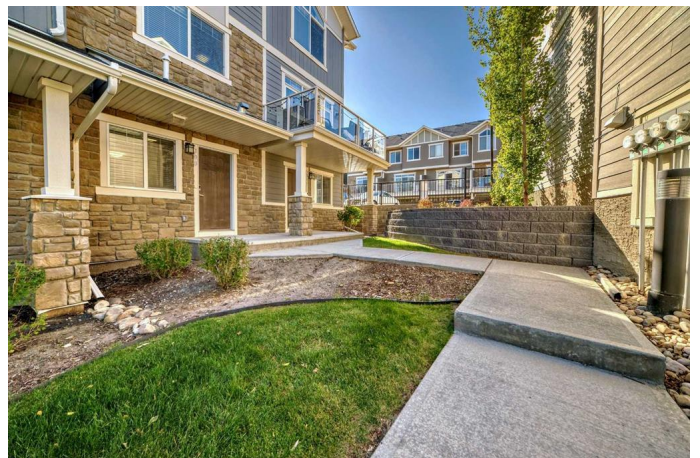
Residential on 0.02 Acres

Evanston, Calgary, Alberta

SEE 3D TOUR! Located in one of Calgary's most sought-after, family-friendly communities, this beautiful 2-bedroom, 2.5-bathroom townhome offers three levels of comfortable living space. Perfect for young families or couples looking to get into the real estate market, this well-maintained interior unit is positioned in a quiet section of the complex, away from the noise of main roads, and directly facing a serene playground and open green space.

The ground level features a convenient den/office space, ideal for remote work or study, along with a half bath and an insulated garage, providing both comfort and practicality. The second level features newly painted walls in the main living areas and hallways, creating a fresh and inviting atmosphere. You'll love the bright white kitchen with an island, perfect for meal prep or casual dining. The adjacent dining area flows seamlessly into the large living room, where a custom feature wall adds a stylish touch to the space. Step outside onto the full-length balcony, where you'll enjoy sunny mornings with a cup of coffee or summer barbecues—complete with a gas line for your BBQ setup.

Upstairs, the third floor offers two generously sized bedrooms. The primary bedroom features a private ensuite bathroom, while the second bedroom is served by a nearby full bathroom, providing comfort and convenience



for all occupants.

Additional highlights include a rough-in for A/C, making it easy to install cooling for hot summer days, and access to a variety of amenities within the community. Arrive at Evanston boasts an on-site, high-end daycare facility (Kids and Company), making it an ideal choice for families with young children.

For shopping and daily conveniences, you're just minutes away from major retail hubs such as Evanston Towne Centre, Creekside Shopping Centre, and Sage Hill Crossing, where youâ€™ll find grocery stores, cafes, and various other services. Families will also appreciate the proximity to reputable schools, including Kenneth D. Taylor School and Our Lady of Grace School.

This townhome truly offers the perfect balance of comfort, convenience, and community. Donâ€™t miss your chance to view this stunning propertyâ€”book your private showing today before itâ€™s gone!

Built in 2015

Essential Information

MLS® #	A2168125
Price	\$439,900
Sold Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Sold

Community Information

Address	109 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0R8

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Concrete Driveway

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 21st, 2024
Days on Market	23
Zoning	M-X1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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