

# \$485,000 - 907 Evanston Manor Nw, Calgary

MLS® #A2168774

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

This end-unit townhouse in Evanston, built in 2015, offers just over 1600 sqft of well-laid-out living space. Inside, you'll find three bedrooms, two and a half baths, and a versatile office/den space in the basement – perfect as a home office or flex room. The open-concept main floor connects the kitchen, dining, and living areas, providing a functional setup for everyday living. Just off the living room, there's a balcony, ideal for enjoying some fresh air. The kitchen includes stainless steel appliances, quartz countertops, an island for extra prep space, and laminate flooring. The bathrooms also feature quartz countertops. With central air conditioning, you'll stay comfortable year-round. A single attached garage, along with a full driveway, offers convenient parking options. Located in a family-friendly community, Evanston has parks, pathways, schools, and shopping close by, making it a convenient spot for daily life. This home offers practical living in a neighborhood with everything you need nearby.

Built in 2015

## Essential Information

MLS® #	A2168774
Price	\$485,000
Sold Price	\$480,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	907 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 26th, 2024
Date Sold	October 11th, 2024
Days on Market	15
Zoning	M-X1
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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