

\$465,000 - 805 Evanston Manor Nw, Calgary

MLS® #A2178107

\$465,000

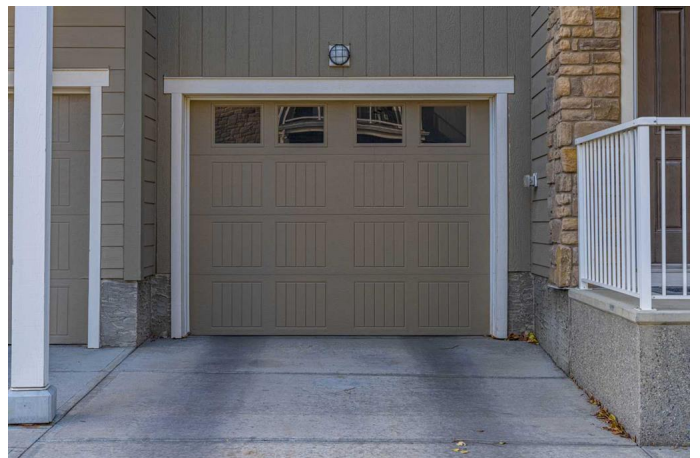
2 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to this beautiful, fully finished, 3-storey townhouse in the family-friendly community of Evanston. Built in 2015, this very well maintained home offers approximately 1,400 sqft of thoughtfully designed living space. The entry level features a large foyer with 9'™ ceilings, tons of storage and direct access to the attached heated single garage – an ideal feature for Calgary winters. Step into the open-concept main floor, featuring a stylish kitchen with granite countertops, a spacious sit up island, ample cabinet storage and a dedicated dining area that leads to a private outdoor balcony with natural gas bbq hookup – perfect for hosting your family and friends. Additionally there is a convenient half bath, a good sized pantry and faux wood blinds throughout. Upstairs, the spacious primary bedroom offers a retreat-like feel with a walk-in closet and a private ensuite - there's plenty of room for a king size bed and all your furniture. The second bedroom or home office is similar in size to the primary with easy access to another full bathroom, providing privacy and comfort for your family and guests. Completing this level is a conveniently located, enclosed, stacked washer and dryer with a built-in floor drain plus additional storage/linen closet. Finally, this property is roughed-in for air conditioning, condo board approved for easy future installation.

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 2016

Essential Information

MLS® #	A2178107
Price	\$465,000
Sold Price	\$464,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,392
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	805 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P 0R9

Amenities

Amenities Picnic Area, Playground, Visitor Parking

Parking Spaces 2

Parking Garage Door Opener, Heated Garage, Insulated, Single Garage Attached

Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Rough-In

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 November 8th, 2024

Date Sold November 18th, 2024

Days on Market 10

Zoning M-X1

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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