

**1561 Symons Valley Parkway NW
Calgary, Alberta**

MLS # A2230419



\$412,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,303 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Cement Fiber Board, Stone, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 380
LLD:	-
Zoning:	M-X1
Utilities:	-

Inclusions: N/A

Welcome to Arrive in Evanston. A beautifully designed 2-bedroom, 2.5-bathroom BUILT GREEN ® Certified home, offering not only the perfect blend of comfort and modern living but also an eco-friendly footprint that delivers ongoing utility savings. Thoughtfully planned across three levels, this home demonstrates that modern living and environmental responsibility go hand in hand. The main floor welcomes you with a spacious foyer that sets the tone for the entire home, complemented by a convenient half bathroom and single car garage with direct home access for added convenience and security. Moving to the second floor, you'll discover an open-concept kitchen and living room that flows seamlessly together, creating an ideal space for both daily living and entertaining guests. The large south facing private balcony extends your living space outdoors, a perfect spot to enjoy Calgary's beautiful seasons while maximizing the home's bright, airy atmosphere. The third floor serves as your private retreat, featuring two generous bedrooms that provide comfort and tranquility, along with two full bathrooms including ensuite convenience. A stacked washer and dryer is also conveniently tucked away within a large closet/storage space. This thoughtful separation of living and sleeping spaces ensures both privacy and functionality for modern family life. Living at Arrive at Evanston means you'll have exceptional amenities right at your doorstep. The complex features Kids & Co Daycare providing professional childcare services within walking distance, a safe playground where children can explore and play, and a courtyard with a covered seating area perfect for relaxing or socializing with neighbors. Just across the road you'll notice a green space which gives the home a more open feel. Nestled in the well situated community of Evanston, this BUILT GREEN®

Certified home represents the future of sustainable living while offering immediate benefits to your lifestyle and budget. The eco-friendly design features and construction methods not only reduce your environmental impact but also translate into meaningful savings on your monthly utility bills. You'll enjoy easy access to schools, shopping, dining, and major transportation routes while maintaining the peaceful residential atmosphere that makes Evanston such a coveted address. Contact your favourite realtor to schedule your private viewing and discover how sustainable living can enhance your quality of life!