

## 208 Evanston Manor NW Calgary, Alberta

**MLS # A2230432**


# \$499,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Rear, Heated Garage, Insulated, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\* NO GST PAYABLE ON THE PREOWNED HOME \*\*** Beautifully curated, Almost Brand New Feel, and immaculately maintained by the original owner **\*\* INDOOR PARKING - HEATED ATTACHED GARAGE** plus secondary **OUTDOOR PARKING PAD \*\*** This trendy air-conditioned 3-story 1630+ SF townhome is ideally located in the community of Evanston and close to the many amenities - transit, parks, shopping, pathways, dog parks, daycare in complex and FUN! The ground floor features a sizable main entrance, a bonus room, storage, a utility closet, a wide hallway, and convenient access to your garage. The spacious upper main living area includes beautiful laminate wood plank flooring, a large living room, a laundry room, a stylish kitchen with quartz counter tops/upgraded tile kitchen backsplash/shaker style classic white cabinets with trims/under mount sink with window above/upgraded stainless steel appliances (gas stove cooktop, OTR microwave, quiet dishwasher, french door fridge with front water dispenser). A sizeable outdoor balcony is off the family-approved living room and offers a BBQ area with a gas line. The upper floor features three good-sized bedrooms and two full bathrooms. **BONUS:** The primary bedroom layout features a private en-suite and a large walk-in closet. This trendy townhome features a modern d&eacutecor palette and offers everything you need, with a functional yet stylish design. A possession date of July 31, 2025, is available! Call your friendly REALTOR(R) to book a viewing!