

208 Evanston Manor NW Calgary, Alberta

MLS # A2230432



\$485,000

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

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

NO GST PAYABLE ON THIS IMMACULATE, PREOWNED HOME Beautifully curated and meticulously maintained by the original owner, this air-conditioned 3-storey townhome offers above-average square footage at 1630+ SF and a true pride of ownership. Located in Evanston with quick access to parks, transit, shopping, and onsite daycare. Enjoy the comfort of HEATED ATTACHED GARAGE + secondary PARTIALLY COVERED OUTDOOR DRIVEWAY/PARKING PAD. The entry level features a spacious foyer, extra storage, and a versatile flex room—perfect for a home office, gym, or even a potential spare bedroom. Upstairs boasts beautiful laminate wood plank flooring, upgraded light fixtures, and a bright open layout. The chef-inspired kitchen showcases upgraded stainless steel appliances, including a gas cooktop, OTR microwave, whisper-quiet dishwasher, and a French door fridge with water dispenser, plus a pull-out garbage drawer and pantry cabinet upgrade. Stylish quartz counters, undermount sink with window above, and upgraded tile backsplash complete the look. Step out onto your sun-drenched west-facing balcony, ideal for evening BBQs with a gas line and modern glass railings. The upper level hosts a laundry room with a nearly new, high-end stacked Electrolux washer/dryer, three comfortable bedrooms, and two full baths. The primary suite includes a private ensuite and large walk-in closet. This trendy home blends functionality and flair—with a modern décor palette and an early possession date available! Don't miss this exceptional opportunity—book your showing with your favorite REALTOR® today!