

**1509 Symons Valley Parkway NW  
Calgary, Alberta**

**MLS # A2204953**



**\$428,950**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Evanston               |               |                  |
| <b>Type:</b>     | Residential/Other      |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,263 sq.ft.           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | \$ 380 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame              | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** n/a

Welcome to ARRIVE AT EVANSTON! This stunning Certified BUILTGREEN home is fully finished and features 2 bedrooms, 2.5 bathrooms, and a versatile den. Designed for modern living, it offers a smart and spacious layout to accommodate all your needs. The upgraded kitchen showcases QUARTZ countertops, stainless steel appliances, and ample storage, seamlessly connecting to the generous dining area and inviting living room—ideal for making cherished memories or relaxing with your favorite show. This home also includes a SINGLE ATTACHED GARAGE with a full driveway for additional parking. Nestled in a prime location, you'll find parks, scenic pathways, public transit, shopping, grocery stores, restaurants, top-rated schools, and other essential amenities just moments away. Welcome to your new home!