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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:	Concrete Driveway, Garage Faces Rear, Heated Garage, Insulated, Side By Side		
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 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 décor 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!