

\$449,900 - 804 Evanston Manor Nw, Calgary

MLS® #A2208301

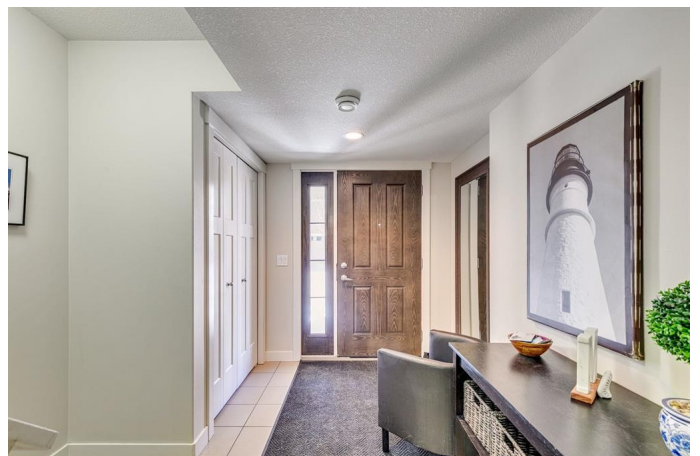
\$449,900

2 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome home to the Certified BUILT-GREEN development, ARRIVE in Evanston; one of the most sought-after communities in NW Calgary. Original Owner offering this extremely well kept, UPSCALE townhome with an oversized attached garage and full driveway is everything youâ€™ve been searching for. Upon entry youâ€™ll find a gorgeous open concept floor-plan and an abundance of natural light! The contemporary kitchen is perfect for those who love cooking. Granite countertops, a large island thatâ€™s perfect for meal prepping or entertaining, combined with stainless steel appliances and plenty of cabinetry, this is every chefâ€™s dream. Conveniently located next to the kitchen is your large private WEST FACING balcony, an extension of your kitchen/living space, perfect for summer BBQâ€™s. Central-Air Conditioning has been installed to combat those hot summer days. As you head upstairs, youâ€™ll find your spacious Primary bedroom and a private 3pc en suite. The second bedroom upstairs is also a good size and a 4pc main bath beside the UPPER LEVEL LAUNDRY. Brand new carpets, central vac system & more! This development is unique with its own on-site Kids & Co Daycare facility, with a priority placement for residents, an amazing playground, and even charging stations for your visitorsâ€™ electric vehicles. With endless amenities, new schools, restaurants, parks and quick access to Stoney Trail, this is perfect for first-time buyers,



down-sizers, or investors looking to add to their portfolio. Book your private showing today!

Built in 2015

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2208301 |
| Price | \$449,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,384 |
| Acres | 0.02 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 804 Evanston Manor Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0R9 |

Amenities

| | |
|----------------|---|
| Amenities | Day Care, Gazebo, Other, Park, Parking, Picnic Area, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, Front Drive, Garage Door Opener, Guest, Parking Pad, See Remarks, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open |
|-------------------|---|

| | |
|--------------|---|
| | Floorplan, See Remarks, Storage, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Other |
| Lot Description | Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, Other, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 42 |
| Zoning | M-X1 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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