

\$449,900 - 523 Evanston Manor Nw, Calgary

MLS® #A2253298

\$449,900

2 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Stylish 2-Storey Townhome in Evanston | South-Facing Front Exposure | Double Attached Garage | A/C | Pride of ownership by the Original Owners is evident in this meticulously maintained 2-storey townhome. Located in the family-friendly community of Evanston, this beautiful home offers an open-concept layout and thoughtful designs combining style, comfort, and functionality throughout. The main floor features 9-foot ceilings and a bright, flowing layout with the Living Room at the front, followed by the Dining area and Kitchen. The Kitchen is equipped with a central island with granite countertops, Extended Height Cabinets for maximum storage, Stainless Steel Appliances, and access to a Private Balcony with gas hookup - perfect for summer BBQs! On the upper level, you'll find two spacious bedrooms, each with its own ensuite bathroom finished with granite countertops. The Primary Suite stands out with a vaulted ceiling and dual closets, offering ample storage.

The lower level offers a versatile Flex Room that can be used as a home office, gym, rec room, or guest space—whatever suits your lifestyle. This level also includes laundry, storage, and access to the double attached garage. Central A/C adds to your year-round comfort.

Situated in the heart of Evanston, this home is close to parks, playgrounds, schools, and



walking paths. You'll also enjoy easy access to grocery stores like FreshCo and Sobeys, plus restaurants, medical clinics, and shopping at Creekside and Evanston Towne Centre. With quick access to Stoney Trail, getting around the city is simple and convenient. Don't miss your opportunity to own this wonderfully maintained home!

Built in 2014

Essential Information

MLS® #	A2253298
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	523 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Breakfast Bar, Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	66
Zoning	M-X1

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.