\$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 you've been searching for. Upon entry you'II 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 that's perfect for meal prepping or entertaining, combined with stainless steel appliances and plenty of cabinetry, this is every chef'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 BBQ's. Central-Air Conditioning has been installed to combat those hot summer days. As you head upstairs, you'II 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 visitors' 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

Date Listed April 3rd, 2025

Days on Market 35

Zoning M-X1

Listing Details

Listing Office Legacy Real Estate Services

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