



208 Evanston Manor Calgary Alberta

\$499,900

**** 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, 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 decor 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! (id:6769)

Living room 20.33 Ft x 10.00 Ft

Kitchen 11.25 Ft x 10.83 Ft

Laundry room 9.67 Ft x 5.25 Ft

2pc Bathroom Measurements not available

Dining room 9.42 Ft x 8.08 Ft

Bedroom 10.67 Ft x 8.92 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 13.50 Ft x 10.92 Ft

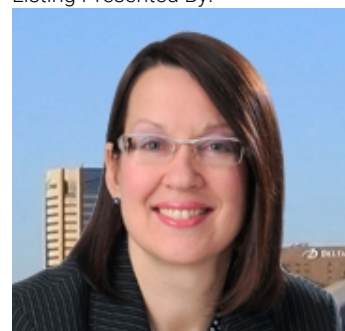
Bedroom 8.83 Ft x 8.75 Ft

Foyer 6.08 Ft x 5.67 Ft

Bonus Room 13.42 Ft x 9.92 Ft

Furnace 6.00 Ft x 3.67 Ft

Listing Presented By:



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RE/MAX

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