



1561 Symons Valley Park Calgary Alberta

\$412,000

Welcome to Arrive in Evanston. A beautifully designed 2-bedroom, 2.5-bathroom BUILT GREEN (R) Certified home, offering not only the perfect blend of comfort and modern living but also an eco-friendly footprint that delivers ongoing utility savings. Thoughtfully planned across three levels, this home demonstrates that modern living and environmental responsibility go hand in hand. The main floor welcomes you with a spacious foyer that sets the tone for the entire home, complemented by a convenient half bathroom and single car garage with direct home access for added convenience and security. Moving to the second floor, you'll discover an open-concept kitchen and living room that flows seamlessly together, creating an ideal space for both daily living and entertaining guests. The large south facing private balcony extends your living space outdoors, a perfect spot to enjoy Calgary's beautiful seasons while maximizing the home's bright, airy atmosphere. The third floor serves as your private retreat, featuring two generous bedrooms that provide comfort and tranquility, along with two full bathrooms including ensuite convenience. A stacked washer and dryer is also conveniently tucked away within a large closet/storage space. This thoughtful separation of living and sleeping spaces ensures both privacy and functionality for modern family life. Living at Arrive at Evanston means you'll have exceptional amenities right at your doorstep. The complex features Kids & Co Daycare providing professional childcare services within walking distance, a safe playground where children can explore and play, and a courtyard with a covered seating area perfect for relaxing or socializing with neighbors. Just across the road you'll notice a green space which gives the home a more open feel. Nestled in the well situated community of Evanston, this BUILT GREEN(R) Certified home represents the...

2pc Bathroom 2.83 Ft x 6.83 Ft
Foyer 10.83 Ft x 6.92 Ft
Furnace 2.67 Ft x 6.25 Ft
Dining room 9.83 Ft x 13.00 Ft
Kitchen 13.25 Ft x 8.33 Ft

Living room 13.25 Ft x 13.67 Ft
4pc Bathroom 4.92 Ft x 7.58 Ft
4pc Bathroom 4.92 Ft x 7.50 Ft
Bedroom 13.17 Ft x 9.50 Ft
Primary Bedroom 10.75 Ft x 13.92 Ft

Listing Presented By:



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Real Broker



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