



208 Evanston Manor Calgary Alberta

\$485,000

NO GST PAYABLE ON THIS IMMACULATE, PREOWNED HOME Beautifully curated and meticulously maintained by the original owner, this air-conditioned 3-storey townhome offers above-average square footage at 1630+ SF and a true pride of ownership. Located in Evanston with quick access to parks, transit, shopping, and onsite daycare. Enjoy the comfort of HEATED ATTACHED GARAGE + secondary PARTIALLY COVERED OUTDOOR DRIVEWAY/PARKING PAD. The entry level features a spacious foyer, extra storage, and a versatile flex room--perfect for a home office, gym, or even a potential spare bedroom. Upstairs boasts beautiful laminate wood plank flooring, upgraded light fixtures, and a bright open layout. The chef-inspired kitchen showcases upgraded stainless steel appliances, including a gas cooktop, OTR microwave, whisper-quiet dishwasher, and a French door fridge with water dispenser, plus a pull-out garbage drawer and pantry cabinet upgrade. Stylish quartz counters, undermount sink with window above, and upgraded tile backsplash complete the look. Step out onto your sun-drenched west-facing balcony, ideal for evening BBQs with a gas line and modern glass railings. The upper level hosts a laundry room with a nearly new, high-end stacked Electrolux washer/dryer, three comfortable bedrooms, and two full baths. The primary suite includes a private ensuite and large walk-in closet. This trendy home blends functionality and flair--with a modern decor palette and an early possession date available! Don't miss this exceptional opportunity--book your showing with your favorite REALTOR(R) today! (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 8.00 Ft x 8.50 Ft

Listing Presented By:



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