



208 Evanston Manor Calgary Alberta

\$474,900

NO GST | 4 BEDROOMS | A/C | NEW ROOF (2025) Welcome to 208 Evanston Manor NW--an upgraded, owner-occupied townhome in one of Calgary's top 5 family neighbourhoods. This 1635+ SF 3-storey home offers more space and bedrooms than most in NW Calgary. Enjoy a gated-community feel with onsite daycare, low insurance/utilities, and immediate possession. The lower level features a spacious entry, hall, and 4th bedroom. The main floor offers bright, open-concept living with a stylish kitchen, dining, living room, laundry, and bath. Upstairs: 3 bedrooms, full bath, and a large primary with walk-in and ensuite. West/south-facing for all-day light--perfect for outdoor living on the balcony with gas line. Hail-proof stone/hardy board exterior with new roof (2025). Heated garage + driveway, quartz counters, gas cooktop, pantry, and upgraded appliances. Quick access to Stoney Trail, 19 mins to downtown, 15 mins to YYC. Nearby parks, schools, shops, and trails. Drone footage available--don't miss this rare opportunity! (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

Bedroom 13.42 Ft x 9.92 Ft

Furnace 8.00 Ft x 8.50 Ft

Listing Presented By:



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