

\$485,000 - 208 Evanston Manor Nw, Calgary

MLS® #A2230432

\$485,000

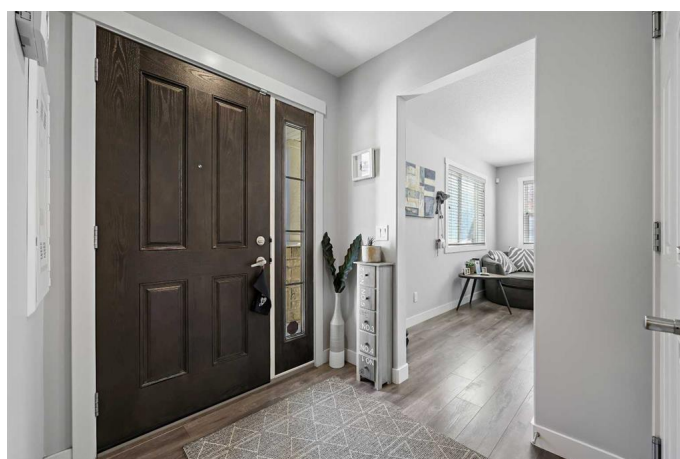
3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.00 Acres

Evanston, Calgary, Alberta

**** 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 (above grade) 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, a utility closet, a wide hallway, and convenient access to your garage with a partially covered front parking concrete pad. 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 dÃ©cor palette and offers everything you need, with a functional yet stylish design.



208 EVANSTON MANOR NW
REAL MEASUREMENT STANDARD - CALGARY AB
ENTRY LEVEL (AG) - 323.41 Sq Ft / 30.04 m²
ENTRY LEVEL UNDEVELOPED (AG) - 42.62 Sq Ft / 3.96 m²
MAIN LEVEL (AG) - 906.61 Sq Ft / 86.35 m²
UPPER LEVEL (AG) - 662.09 Sq Ft / 61.51 m²
TOTAL ABOVE GRADE RMS SIZE - 1634.73 Sq Ft / 151.86 m²



A possession date of July 31, 2025, is available! Call your friendly REALTOR(R) to book a viewing!

Built in 2014

Essential Information

MLS® #	A2230432
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	208 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Garage Faces Rear, Heated Garage, Parking Pad, Single Garage Attached, Insulated, Side By Side
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows,
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	Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	18
Zoning	M-X1

Listing Details

Listing Office	Jayman Realty Inc.
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