\$499,900 - 208 Evanston Manor Nw, Calgary

MLS® #A2219700

\$499,900

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

Evanston, Calgary, Alberta

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, and FUN! The ground floor displays a sizeable main entrance with a hobby room, storage, and quick 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 ensuite & big walk-in closet. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. A July 31, 2025, possession date is available! Call your friendly REALTOR(R) to book a viewing!



208 EVANSTON MANOR NV RECA MEASUREMENT STANDARD - CALGARY, AB

ENTRY LEVEL UNDEVELOPED (AG) - 42.62 Sq.Ft. / 3.96 m² MAIN LEVEL (AG) - 606.61 Sq.Ft. / 56.35 m² UPPER LEVEL (AG) - 620.90 Sq.Ft. / 61.51 m² TOTAL ABOVE GRADE RMS SIZE - 1634.73 Sq.Ft. / 151.86 m²











Essential Information

MLS® # A2219700 Price \$499,900

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 Concrete Driveway, Garage Faces Rear, Heated Garage, Insulated,

Side By Side, Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open

Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows,

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 May 9th, 2025

Days on Market 5

Zoning M-X1

Listing Details

Listing Office Jayman Realty Inc.

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