$459,900 - 804 Evanston Manor Nw, Calgary
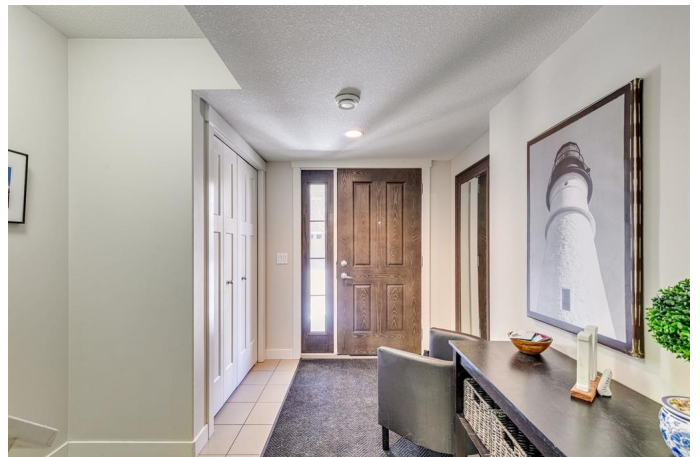
MLS® #A2208301

$459,900

2 Bedroom, 3.00 Bathroom, 1,384 sqft
Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome home to the Certified BUILT-GREEN development, ARRIVE in Evanston; one of the most sought-after communities in NW Calgary. Original Owner offering this extremely well kept, UPSCALE townhome with an oversized attached garage and full driveway is everything you've been searching for. Upon entry you'll find a gorgeous open concept floor-plan and an abundance of natural light! The contemporary kitchen is perfect for those who love cooking. Granite countertops, a large island that's perfect for meal prepping or entertaining, combined with stainless steel appliances and plenty of cabinetry, this is every chef's dream. Conveniently located next to the kitchen is your large private WEST FACING balcony, an extension of your kitchen/living space, perfect for summer BBQ's. Central-Air Conditioning has been installed to combat those hot summer days. As you head upstairs, you'll find your spacious Primary bedroom and a private 3pc en suite. The second bedroom upstairs is also a good size and a 4pc main bath beside the UPPER LEVEL LAUNDRY. Brand new carpets, central vac system & more! This development is unique with its own on-site Kids & Co Daycare facility, with a priority placement for residents, an amazing playground, and even charging stations for your visitors' electric vehicles. With endless amenities, new schools, restaurants, parks and quick access to Stoney Trail, this is perfect for first-time buyers,

down-sizers, or investors looking to add to their portfolio. Book your private showing today!

Built in 2015

Essential Information

MLS® #	A2208301
Price	$459,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	804 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

Amenities

Amenities	Day Care, Gazebo, Other, Park, Parking, Picnic Area, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Guest, Parking Pad, See Remarks, Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open

	Floorplan, See Remarks, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, Courtyard, Other
Lot Description	Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, Other, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	M-X1

Listing Details

Listing Office	Legacy Real Estate Services