# \$485,000 - 523 Evanston Manor Nw, Calgary

MLS® #A2237497

## \$485,000

2 Bedroom, 3.00 Bathroom, 1,291 sqft Residential on 0.03 Acres

Evanston, Calgary, Alberta

\*\* OPEN HOUSE this SAT, AUG 2nd at 2PM-4PM \*\* Stylish 2-Storey Townhome in Evanston | South-Facing Front Exposure | Double Attached Garage | A/C |

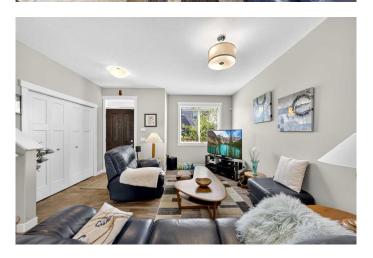
Pride of ownership by the Original Owners is evident in this meticulously maintained 2-storey townhome. Located in the family-friendly community of Evanston, this beautiful home offers an open-concept layout and thoughtful designs combining style, comfort, and functionality throughout. The main floor features 9-foot ceilings and a bright, flowing layout with the Living Room at the front, followed by the Dining area and Kitchen. The Kitchen is equipped with a central island with granite countertops, Extended Height Cabinets for maximum storage, Stainless Steel Appliances, and access to a Private Balcony with gas hookup - perfect for summer BBQs!

On the upper level, you'II find two spacious bedrooms, each with its own ensuite bathroom finished with granite countertops. The Primary Suite stands out with a vaulted ceiling and dual closets, offering ample storage.

The lower level offers a versatile Flex Room that can be used as a home office, gym, rec room, or guest spaceâ€"whatever suits your lifestyle. This level also includes laundry, storage, and access to the double attached garage. Central A/C adds to your year-round comfort.







Situated in the heart of Evanston, this home is close to parks, playgrounds, schools, and walking paths. You'll also enjoy easy access to grocery stores like FreshCo and Sobeys, plus restaurants, medical clinics, and shopping at Creekside and Evanston Towne Centre. With quick access to Stoney Trail, getting around the city is simple and convenient. Don't miss your opportunity to own this wonderfully maintained home!

Built in 2014

### **Essential Information**

MLS® # A2237497 Price \$485,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,291 Acres 0.03 Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 523 Evanston Manor Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0R8

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 9th, 2025

Days on Market 23

Zoning M-X1

#### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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