

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

MLS® #A2230432

**\$485,000**

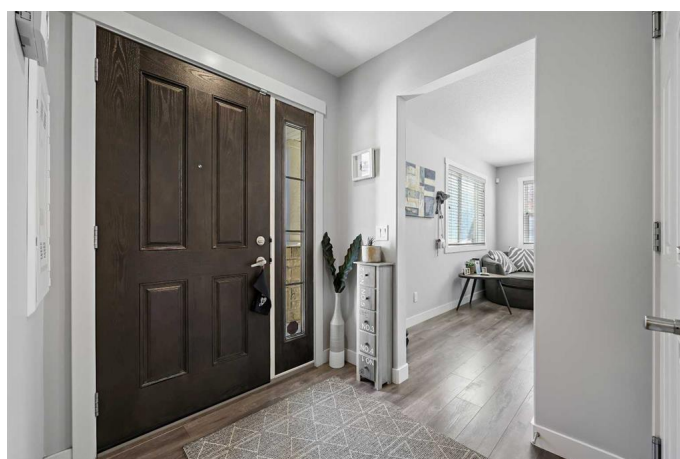
3 Bedroom, 3.00 Bathroom, 1,635 sqft  
Residential on 0.00 Acres

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 m<sup>2</sup>  
ENTRY LEVEL UNDEVELOPED (AG) - 42.62 Sq Ft / 3.96 m<sup>2</sup>  
MAIN LEVEL (AG) - 906.61 Sq Ft / 86.35 m<sup>2</sup>  
UPPER LEVEL (AG) - 662.09 Sq Ft / 61.51 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1634.73 Sq Ft / 151.86 m<sup>2</sup>



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,
-------------------	---

	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	17
Zoning	M-X1

## Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.