

**605 Evanston Manor NW**  
**Calgary, Alberta**

**MLS # A2285826**



**\$474,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Shelving in living room wall. TV in the basement.

Welcome to this well-maintained 3-bedroom, 2.5-bathroom townhouse located in the desirable community of Evanston. Offering a functional layout, this home is perfect for families, first-time buyers, or investors. The main floor features an open-concept design with laminate flooring, a convenient 2-piece bathroom, and a spacious living and dining area ideal for everyday living and entertaining. The kitchen is equipped with stainless steel appliances, a pantry, and a large granite island with seating for multiple guests. A private balcony extends the living space outdoors. U4pstairs, you&rsquo;ll find three bedrooms, including a primary retreat with vaulted ceilings and a 3-piece ensuite. Two additional bedrooms and a full bathroom complete the upper level. The lower level offers laundry and a versatile flex space, perfect for a home gym, office, or additional storage. Additional highlights include granite countertops in the bathrooms, a double attached garage, and driveway parking. Conveniently located near schools, parks, shopping, and major roadways. Book a private showing today!