

563 EVANSTON Manor NW Calgary, Alberta

MLS # A2340491



\$449,000

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed townhouse in the heart of Evanston, offering nearly 1600 sq. ft. of stylish and comfortable living space. Step inside to a bright, open-concept main floor where the spacious living and dining areas create a warm and inviting space for everyday living and entertaining. The modern kitchen is sure to impress with quartz countertops, white cabinetry, stainless steel appliances, a large island, pantry, and plenty of storage. Large glass doors lead to a generous deck—the perfect spot to enjoy your morning coffee, summer BBQs, or a relaxing evening outdoors. Upstairs, you’ll find two exceptionally spacious bedrooms, each designed with comfort in mind. The primary retreat features vaulted ceilings, double closets, a large window bringing in beautiful natural light, and a private ensuite. The second bedroom also offers a walk-in closet and its own ensuite, making it ideal for family, guests, or roommates. The lower-level flex room gives you that extra space everyone needs—perfect for a home office, gym, hobby room, or additional living area. An attached double garage and air conditioning add even more comfort and convenience. Located in the welcoming community of Evanston, with easy access to shopping, major roadways, pathways, everyday amenities, and Bus stops, this home offers a wonderful combination of space, comfort, and convenience. A home that’s easy to enjoy and even easier to fall in love with. Book your private showing today!