

## 565 Evanston Manor NW Calgary, Alberta

**MLS # A2211660**



**\$474,500**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Storage

**Inclusions:** Central Air Conditioner, Fridge, Electric Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, Garage Control, Window Coverings

Welcome to your new home, built with design and practicality in mind! This stylish and well-maintained 3-storey townhome is located in the vibrant and family-friendly community of Evanston. Offering 3 bedrooms, 2.5 bathrooms, central air conditioning and a double attached garage, this home delivers the perfect blend of comfort, convenience, and value. The main level welcomes you with an open-concept layout featuring a spacious living room that flows seamlessly into the dining room, ideal for entertaining or enjoying quiet evenings at home. The kitchen is luxurious and equipped with contemporary cabinetry, a central stone island w/breakfast bar seating, overhead feature pendant lights, tile backsplash, sleek SS appliances, a large pantry and plenty of counter space! A sliding glass patio door leads onto the raised balcony, nicely combining indoor/outdoor living spaces! With a convenient 2-piece powder room tucked nearby for guests, the main level has it all. Upstairs, you'll find three good-sized bedrooms, including a bright primary suite with vaulted ceiling and complete with a private 3pc ensuite bathroom and ample closet space. A full 4pc bathroom services the additional bedrooms, offering both practicality and comfort for families or roommates. The lower level features a versatile flex space, perfect as a home office, gym, or rec room - along with a stackable washer and dryer for added convenience. Direct access to the insulated double attached garage adds everyday ease, and central A/C ensures you stay cool and comfortable year-round. Situated close to schools, public transit, parks, and playgrounds, this home also offers quick access to shopping, restaurants, and major roadways like Stoney Trail and Deerfoot Trail, making your commute and errands a breeze. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle in a

growing community, this townhome is a must-see. Book your showing today and experience all that Evanston has to offer!