



THE
A-TEAM

**RE/MAX
FIRST**

403 EVANSTON Manor, Calgary T3P 0M2

MLS®#: **A2149297**

Area: **Evanston**

Listing Date: **07/18/24**

List Price: **\$450,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **936 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,406**
Low Sqft:
Ttl Sqft: **1,406**

DOM

60
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape,Paved**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`3" x 9`0"	Living Room	Main	14`11" x 15`8"
Kitchen With Eating Area	Main	9`11" x 15`8"	2pc Bathroom	Main	2`6" x 6`9"
Bedroom	Upper	11`11" x 9`0"	Bedroom - Primary	Upper	13`5" x 10`9"
3pc Ensuite bath	Upper	9`3" x 4`10"	Walk-In Closet	Upper	4`0" x 5`5"
4pc Bathroom	Upper	4`11" x 7`7"	Laundry	Upper	3`1" x 6`7"
Furnace/Utility Room	Lower	6`3" x 8`6"	Entrance	Lower	16`5" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$369

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1413468**

Remarks

Pub Rmks: **Pricing Adjustment - Welcome to this delightful 2-bedroom, 2.5-bathroom townhome boasting contemporary finishes and an ideal location. Inside, you'll find an open-concept layout with abundant natural light that highlights the warm and stylish laminate floors. The kitchen is a chef's dream, equipped with a sleek granite island & countertops, maple "to-the-ceiling" cabinetry & stainless-steel appliances, making meal prep and entertaining a pleasure. BBQing is easy on the balcony with the NG hookup Upstairs, the primary bedroom is generously sized and contains a walk-in closet and ensuite while a second bedroom, main bath and laundry room round out this level. This home is truly turnkey ready, allowing you to move in and start enjoying your new space without any hassle. The location is unbeatable, with close proximity to essential amenities, parks and green spaces, top-rated schools, shopping centres, and the YYC International. This home also features an attached single garage, an additional parking spot on the driveway, and convenient visitor parking, ensuring ample parking space for you and your guests. Easy access to Stoney Trail and Deerfoot ensures seamless commutes and connectivity to the rest of the city. Whether you're a first-time homebuyer or looking to downsize, this townhome offers the perfect blend of comfort, convenience, and modern living. Don't miss the opportunity to make this beautiful property your new home.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123