

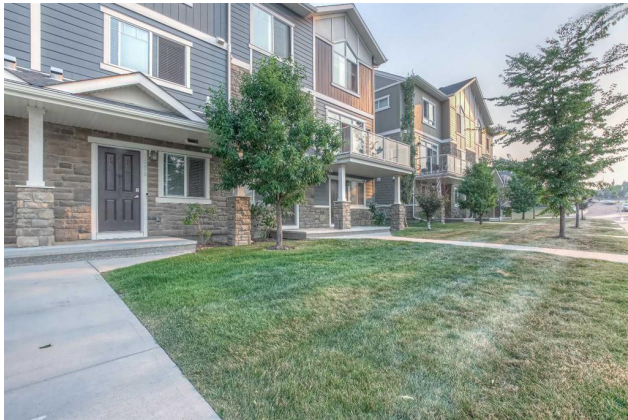


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1559 SYMONS VALLEY Parkway, Calgary T3P 0R8**

MLS®#: **A2152336**      Area: **Evanston**      Listing **07/25/24**      List Price: **\$434,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **1,106 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,244**  
 Low Sqft:  
 Ttl Sqft: **1,244**

DOM

**131**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>10`9" x 6`10"</b>	<b>Dining Room</b>	<b>Second</b>	<b>8`10" x 11`6"</b>
<b>Kitchen</b>	<b>Second</b>	<b>13`0" x 10`1"</b>	<b>Living Room</b>	<b>Second</b>	<b>13`0" x 13`2"</b>
<b>Bedroom</b>	<b>Third</b>	<b>13`0" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`7" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>4`10" x 7`8"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>4`10" x 7`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$370**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X1**

Legal Desc: **1413468**

Remarks

Pub Rmks: **Here is a fabulous 2 bedroom, 2.5 bathroom, single car garage townhome in a great complex, in the wonderful NW area of Evanston. The open floor plan feels expansive through the living room, dining room kitchen. Dark maple full height cabinets, ice colored granite countertops, a sleek peninsula eating bar and stainless steel appliances are all features of the contemporary kitchen. The spacious living room opens out to balcony perfect for bbqing (natural gas hookup)and entertaining. On the upper level is a generous primary bedroom, with ensuite bath and walk-in closet. A second bedroom, four piece bath and laundry area. Along with the singe attached garage is a large outdoor parking spot in front of the garage and a ground floor foyer and powder room. This townhouse community itself has a wonderful play ground, loads of visitor parking and the surrounding area has schools, shopping centers, lots of parks and green spaces/ walking and cycling paths. Access to Stoney and Deerfoot Trails, as well as, proximity to the Calgary International Airport are a big bonus.**

Inclusions: **none**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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



