



THE
A-TEAM

**RE/MAX
FIRST**

907 EVANSTON Manor, Calgary T3P 0R9

MLS® #: **A2157335** Area: **Evanston** Listing Date: **08/22/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,639**
 Low Sqft:
 Ttl Sqft: **1,639**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 10`2"	Dining Room	Main	9`6" x 8`2"
Living Room	Main	20`5" x 9`11"	Office	Lower	13`5" x 9`11"
Bedroom - Primary	Third	13`7" x 10`11"	Bedroom	Third	10`9" x 8`11"
Bedroom	Third	8`10" x 8`10"	2pc Bathroom	Main	9`8" x 5`3"
4pc Bathroom	Third	7`6" x 4`11"	4pc Ensuite bath	Third	7`6" x 4`11"
Laundry	Main	2`11" x 2`11"	Furnace/Utility Room	Lower	8`2" x 3`8"

Legal/Tax/Financial

Condo Fee:
\$426

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1413468**

Remarks

Pub Rmks: **This end-unit townhouse in Evanston, built in 2015, offers just over 1600 sqft of well-laid-out living space. Inside, you'll find three bedrooms, two and a half baths, and a versatile office/den space in the basement - perfect as a home office or flex room. The open-concept main floor connects the kitchen, dining, and living areas, providing a functional setup for everyday living. Just off the living room, there's a balcony, ideal for enjoying some fresh air. The kitchen includes stainless steel appliances, quartz countertops, an island for extra prep space, and laminate flooring. The bathrooms also feature quartz countertops. With central air conditioning, you'll stay comfortable year-round. A single attached garage, along with a full driveway, offers convenient parking options. Located in a family-friendly community, Evanston has parks, pathways, schools, and shopping close by, making it a convenient spot for daily life. This home offers practical living in a neighborhood with everything you need nearby.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







