



THE
A-TEAM

**RE/MAX
FIRST**

205 EVANSTON Manor, Calgary T3P 0R8

MLS®#: **A2163771** Area: **Evanston** Listing Date: **09/06/24** List Price: **\$429,900**
 Status: **Pending** County: **Calgary** Change: **None** 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: **1,404**
 Low Sqft:
 Ttl Sqft: **1,404**

DOM

12
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** Construction: **Composite Siding,Stone,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

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

Condo Fee:
\$369

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1413468**

Remarks

Pub Rmks: **Welcome to this stunning, fully finished townhome in the ARRIVE AT EVANSTON project! This 2-bedroom, 2.5-bathroom gem features a bright, open-concept layout filled with natural light, complemented by sleek laminate flooring that flows seamlessly through the main living areas. The modern kitchen is both stylish and functional, boasting granite countertops, extended maple cabinetry, and stainless steel appliances, making it perfect for casual meals or hosting friends. Step outside onto the private balcony, complete with a natural gas hookup for easy and enjoyable BBQs. Upstairs, the spacious primary suite offers a peaceful retreat with a walk-in closet and private ensuite. A second bedroom, a full bath, and a convenient laundry room complete the upper level, offering a perfect blend of comfort and practicality. Visitor parking is conveniently located just steps from your front door, and with monthly maintenance fees covering snow removal and lawn care, your weekends are truly your own to enjoy. As a bonus, this family-friendly community features the on-site Kids & Company Evanston daycare, offering programs for children aged 0 to 12 years. Situated in the vibrant Symons Valley, you're just minutes away from shopping at Evanston Towne Centre and The Shops at Carrington Green, with quick access to 14th Street and Stoney Trail for easy commuting and exploring the city. This townhome offers an unbeatable combination of style, convenience, and location—don't miss out on the chance to make it your own!**

Inclusions:
Property Listed By: **Sofa in the living room
Key Realty Group Inc.**

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





