



THE
A-TEAM

**RE/MAX
FIRST**

617 EVANSTON Manor, Calgary T3P 0R9

MLS®#: **A2164403** Area: **Evanston** Listing Date: **09/10/24** List Price: **\$484,000**
 Status: **Active** 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: **1,270 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,294**
 Low Sqft:
 Ttl Sqft: **1,294**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:
Slab

Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Pantry	Main	3`1" x 5`4"
Dining Room	Main	13`0" x 11`2"
Entrance	Main	4`5" x 7`3"
Bedroom	Upper	8`2" x 9`1"
4pc Bathroom	Upper	9`9" x 4`11"
3pc Ensuite bath	Upper	5`10" x 9`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`2" x 13`3"
Living Room	Main	10`0" x 12`8"
2pc Bathroom	Main	5`1" x 4`11"
Bedroom	Upper	8`7" x 10`8"
Bedroom - Primary	Upper	10`11" x 14`0"
Laundry	Basement	3`0" x 6`8"

Family Room

Basement

13`5" x 8`5"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`5" x 3`0"

Condo Fee:
\$380

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1413468**

Remarks

Pub Rmks: **Welcome to this beautiful townhome in the sought-after Evanston community! Offering over 1,870 sqft of elegant living space, this home features 3 generous bedrooms, top-quality finishes, and a host of modern conveniences, including an double attached garage. The charming curb appeal and inviting front porch set the stage for what's inside. Step into the open-concept main level, where natural light floods the space, highlighting the luxury wide-plank flooring and soothing neutral tones. The expansive living and dining areas are perfect for gatherings, offering ample room for entertaining. At the back of the main level, the stylish kitchen is a chef's delight, featuring rich dark cabinetry with crown moldings and silver hardware, a multi-gray tile backsplash, and granite countertops with a breakfast bar island. High-end appliances include a fridge with a bottom freezer, OTR microwave, built-in dishwasher, and electric stove. The kitchen seamlessly flows to the rear patio/balcony, ideal for enjoying indoor/outdoor living. Completing the main level are additional storage options and a convenient 2-piece guest bathroom. Upstairs, you'll find three spacious bedrooms with plush carpet flooring, including a master suite with vaulted ceilings and a 3-piece ensuite bathroom. There's also a shared 4-piece bathroom with a tub/shower combo. The basement houses a stacked washer/dryer and a large family room, adding extra space for relaxation or activities. Located in a vibrant neighbourhood with excellent schools and shopping amenities (just 2 minutes to the plaza with No Frills, gas stations, and restaurants), and only a short 25-minute drive to downtown Calgary, this home offers both comfort and convenience. Schedule your visit today—this opportunity won't last long!**

Inclusions: **Dishwasher, Fridge, Range Hood, Microwave, Washer & Dryer and Garage Controls, Blinds**

Property Listed By: **URBAN-REALTY.ca**

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











