



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 EVANSTON Manor, Calgary T3P 0R8**

MLS®#: **A2181783**

Area: **Evanston**

Listing Date: **12/02/24**

List Price: **\$445,000**

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: **1,200 sqft**  
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape, Rectangular Lot**  
Park Feat: **Garage Door Opener, Heated Garage, Insulated, Single Garage Attached**

DOM

**19**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

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

4pc Bathroom

Third

7'6" x 5'9"

Legal/Tax/Financial

Condo Fee:  
**\$370**

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

Zoning:  
**M-X1**

Legal Desc: **1413468**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Evanston! This stunning, certified built green residence is not only energy-efficient but also impeccably designed, making it the perfect sanctuary for modern living. Step inside this beautifully decorated gem, and you'll immediately feel the warmth and charm of a space that's truly move-in ready. With exquisite quartz countertops in the kitchen, complete with an under-mount sink, you'll fall in love with the stylish aesthetics and functionality. The upgraded tile flooring in the bathrooms features robust 8 lb underlay, ensuring comfort underfoot. Enjoy year-round comfort with A/C, and embrace outdoor living with a rough-in gas line ready for your deck. This immaculate home boasts two spacious bedrooms and three bathrooms, making it perfect for families or those who love to host. The heated garage and full driveway add to the convenience, while stainless steel appliances bring a touch of modern luxury. The open-concept design of the living room and kitchen creates an inviting atmosphere that's perfect for entertaining friends and family. Location couldn't be better! Situated just minutes from Stoney Trail and Beddington Trail, you'll have quick access to a variety of amenities including restaurants, Shoppers Drug Mart, No Frills, Tim Hortons, and Esso gas station. Everything you need is right at your fingertips! Don't miss out on this exceptional opportunity to make this pristine home yours! Experience the perfect blend of comfort, style, and convenience that Evanston has to offer. Schedule your viewing today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







