

806 EVANSTON Manor, Calgary T3P 0R9

MLS® #: **A2183940** Area: **Evanston** Listing Date: **12/18/24** List Price: **\$445,000**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 01-Jan** 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:

Finished Floor Area
 Abv Sqft: **1,404**
 Low Sqft:
 Ttl Sqft: **1,404**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
 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: Ext Feat: **Balcony, Playground** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	6`9" x 2`6"	Pantry	Second	3`6" x 1`7"
Kitchen	Second	15`8" x 9`4"	Living Room	Second	13`5" x 15`8"
Dining Room	Second	11`10" x 9`1"	Laundry	Second	6`7" x 3`0"
4pc Bathroom	Third	7`7" x 5`0"	Bedroom	Third	11`11" x 9`0"
Bedroom - Primary	Third	13`5" x 10`8"	Walk-In Closet	Third	5`5" x 4`0"
4pc Ensuite bath	Third	9`4" x 4`11"	Furnace/Utility Room	Lower	8`7" x 6`3"
Entrance	Lower	9`11" x 8`6"			

Condo Fee:
\$370

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1413468;50**

Remarks

Pub Rmks: **Welcome to your enchanting sanctuary nestled in the vibrant heart of Evanston! This immaculate, green-certified residence blends energy efficiency with unparalleled design, offering a modern retreat that feels like home from the moment you step inside. As you enter this beautifully adorned haven, you'll be enveloped by its inviting warmth and charm—truly a place ready for you to call your own. The kitchen dazzles with stunning quartz countertops and an under-mount sink, a perfect harmony of style and practicality that will inspire your culinary creations. This pristine home presents two generously sized bedrooms and three elegant bathrooms, offering abundant space for families or those who love to entertain. Convenience is key, with a heated garage and a full driveway seamlessly integrating convenience into your lifestyle. The gleaming stainless steel appliances add a touch of modern elegance, while the open-concept layout of the living room and kitchen fosters an atmosphere ideal for gathering with loved ones. Location, location, location! Just a stone's throw from Stoney Trail and Beddington Trail, you'll enjoy swift access to a plethora of local amenities, including delightful restaurants, Shoppers Drug Mart, No Frills, Tim Hortons, and Esso gas station—everything you need is right at your fingertips! Seize this exceptional opportunity to make this exquisite home your own! Experience the perfect blend of comfort, style, and convenience that only Evanston can provide. Schedule your showing today and step into your future!**

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







