



THE
A-TEAM

**RE/MAX
FIRST**

806 EVANSTON Manor, Calgary T3P 0R9

MLS®#: **A2183940**

Area: **Evanston**

Listing Date: **12/18/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

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

Lot Information

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

DOM

3
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**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, 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 Stacked, Window Coverings**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	6`9" x 2`6"
Kitchen	Second	15`8" x 9`4"
Dining Room	Second	11`10" x 9`1"
4pc Bathroom	Third	7`7" x 5`0"
Bedroom - Primary	Third	13`5" x 10`8"
4pc Ensuite bath	Third	9`4" x 4`11"
Entrance	Lower	9`11" x 8`6"

Room	Level	Dimensions
Pantry	Second	3`6" x 1`7"
Living Room	Second	13`5" x 15`8"
Laundry	Second	6`7" x 3`0"
Bedroom	Third	11`11" x 9`0"
Walk-In Closet	Third	5`5" x 4`0"
Furnace/Utility Room	Lower	8`7" x 6`3"

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







