



THE
A-TEAM

**RE/MAX
FIRST**

308 EVANSTON Manor, Calgary T3P 0R8

MLS® #: **A2204085**

Area: **Evanston**

Listing Date: **03/20/25**

List Price: **\$450,000**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2015

Lot Information

Finished Floor Area

Abv Sqft:

1,609

Low Sqft:

Lot Sz Ar:

1,485 sqft

Ttl Sqft:

1,609

Lot Shape:

DOM

31

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 (or more) Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Low Maintenance Landscape, Rectangular Lot

Park Feat:

Oversized, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Composite Siding, Stone, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Int Feat:

High Ceilings, Kitchen Island, Quartz Counters, Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Furnace/Utility Room	Main	3' 10" x 8' 4"	Foyer	Main	6' 3" x 5' 7"
Den	Main	10' 0" x 13' 7"	Living Room	Second	20' 5" x 11' 11"
Dining Room	Second	8' 4" x 10' 7"	Kitchen	Second	11' 2" x 10' 7"
2pc Bathroom	Second	8' 1" x 9' 9"	Bedroom	Upper	9' 1" x 10' 9"
Bedroom - Primary	Upper	13' 7" x 12' 11"	3pc Ensuite bath	Upper	4' 11" x 7' 6"

Bedroom	Upper	8`11" x 11`3"	4pc Bathroom Legal/Tax/Financial	Upper	7`6" x 4`11"
Condo Fee: \$439		Title: Fee Simple Fee Freq: Monthly		Zoning: M-X1	
Legal Desc:	1413468		Remarks		
Pub Rmks:	BACK ON MARKET (Financing) Welcome home! This bright, stylish, and fully finished 3-bedroom, 2.5-bathroom townhome is designed for modern living, offering the perfect blend of space, functionality, and convenience. With a heated attached garage and a full driveway, parking for two vehicles is never an issue. Step inside to find a versatile flex room off the main entrance—perfect as a home office, workout space, or extra storage. Upstairs, the open-concept main floor is flooded with natural light, creating a warm and inviting atmosphere. The stunning kitchen is a true focal point, featuring quartz countertops, an oversized island, stainless steel appliances—including a brand-new dishwasher—undermount sink, and ample cabinet space. Whether you're hosting friends or keeping an eye on the kids while making dinner, this layout is built for both entertaining and everyday life. Wide plank laminate flooring runs throughout the kitchen, dining, and living areas, adding a touch of elegance and durability. Off the main living space, the west-facing balcony is a rare find in the complex—offering more sunlight than other units and the perfect spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, the primary suite is a private retreat, complete with a 3-piece ensuite and walk-in closet. Two additional bedrooms are well-sized, offering flexibility for family, guests, or a home office. A full 4-piece bathroom and a stacked washer/dryer complete the upper level, making laundry day a breeze. The low-maintenance exterior with stone accents means you can spend more time enjoying the nearby green spaces & parks. Plus, with quick access to shopping, schools, transit, Stoney Trail, and more, you're in the ideal location for both convenience and lifestyle. This move-in-ready home is the perfect place to start your next chapter—don't wait, book your showing today!				
Inclusions:	N/A				
Property Listed By:	RE/MAX iRealty Innovations				

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









