

# \$459,900 - 804 Evanston Manor Nw, Calgary

MLS® #A2208301

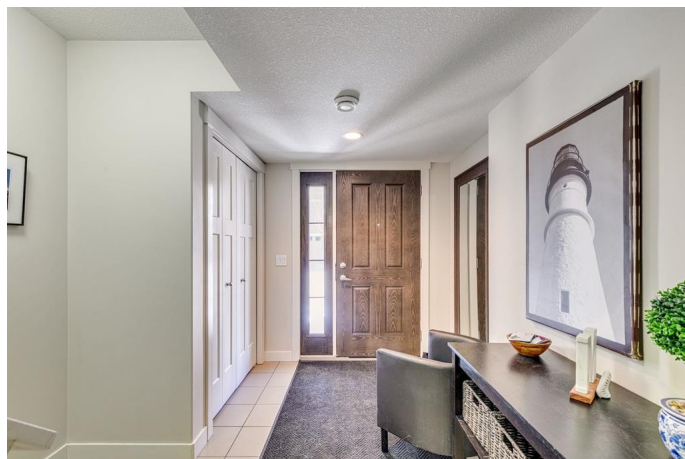
**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome home to the Certified BUILT-GREEN development, ARRIVE in Evanston; one of the most sought-after communities in NW Calgary. Original Owner offering this extremely well kept, UPSCALE townhome with an oversized attached garage and full driveway is everything youâ€™ve been searching for. Upon entry youâ€™ll find a gorgeous open concept floor-plan and an abundance of natural light! The contemporary kitchen is perfect for those who love cooking. Granite countertops, a large island thatâ€™s perfect for meal prepping or entertaining, combined with stainless steel appliances and plenty of cabinetry, this is every chefâ€™s dream. Conveniently located next to the kitchen is your large private WEST FACING balcony, an extension of your kitchen/living space, perfect for summer BBQâ€™s. Central-Air Conditioning has been installed to combat those hot summer days. As you head upstairs, youâ€™ll find your spacious Primary bedroom and a private 3pc en suite. The second bedroom upstairs is also a good size and a 4pc main bath beside the UPPER LEVEL LAUNDRY. Brand new carpets, central vac system & more! This development is unique with its own on-site Kids & Co Daycare facility, with a priority placement for residents, an amazing playground, and even charging stations for your visitorsâ€™ electric vehicles. With endless amenities, new schools, restaurants, parks and quick access to Stoney Trail, this is perfect for first-time buyers,



down-sizers, or investors looking to add to their portfolio. Book your private showing today!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2208301      |
| Price          | \$459,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,384         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 804 Evanston Manor Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0R9               |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Day Care, Gazebo, Other, Park, Parking, Picnic Area, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                     |
| Parking        | Driveway, Front Drive, Garage Door Opener, Guest, Parking Pad, See Remarks, Single Garage Attached    |
| # of Garages   | 1                                                                                                     |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open |
|-------------------|-----------------------------------------------------------------------|

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
|              | Floorplan, See Remarks, Storage, Vinyl Windows                                                                                            |
| Appliances   | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                                                                |
| Cooling      | Central Air                                                                                                                               |
| Has Basement | Yes                                                                                                                                       |
| Basement     | See Remarks                                                                                                                               |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Other                                                                      |
| Lot Description   | Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, Other, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | M-X1            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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