

# \$455,000 - 563 Evanston Manor Nw, Calgary

MLS® #A2199699

**\$455,000**

2 Bedroom, 3.00 Bathroom, 1,301 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

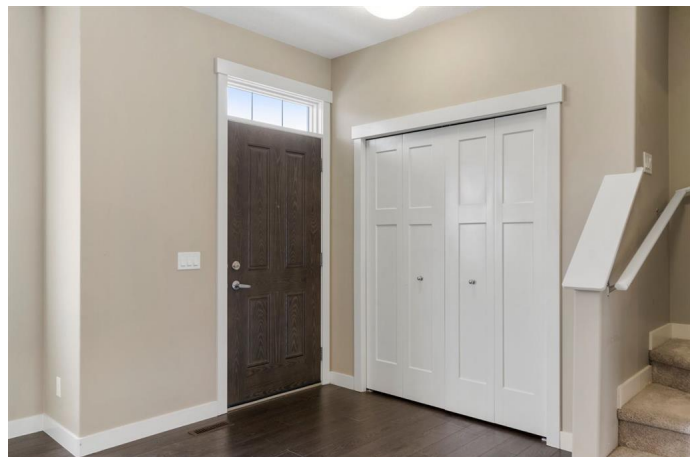
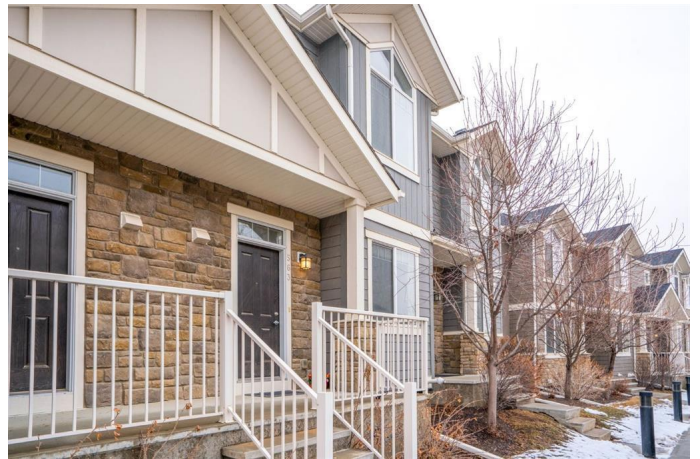
**\*\*Welcome to Your Dream Townhouse in the Heart of Evanston!\*\***

Discover the charm and sophistication of this stunning townhouse nestled in the beautiful community of Evanston! As you step through the door, you'll be greeted by a spacious, open-concept layout that seamlessly blends the large living room and dining area, creating the perfect ambiance for gatherings and family time. There is over 1500 sqft of living space

Cook and entertain like a gourmet chef in the exquisite kitchen, featuring sleek stainless steel appliances, a generous island, pantry, exquisite quartz countertops, white cabinets and abundant cupboard space. From here, large glass doors open onto your expansive deck—an ideal space for summer soirées and enjoying the outdoors.

Venture upstairs to find two oversized bedrooms designed for comfort and relaxation. One bedroom features a spacious walk-in closet and an en-suite bathroom, while the exquisite primary suite showcases vaulted ceilings, double closets, and ample room for a king-sized bed. A stunning window brings in tons of natural light, and the beautiful ensuite bathroom adds a touch of luxury.

The downstairs flex room offers versatility and can easily serve as an office, gym, or whatever your heart desires, providing added space to



suit your lifestyle. Plus, the convenience of an attached double car garage ensures ample parking and storage.

With air conditioning and proximity to all essential conveniences—major roads, shopping, the airport, and picturesque pathways—this home is not just a residence; it's a lifestyle.

Evanston is a remarkable community that blends tranquility with accessibility. Don't miss out on this incredible opportunity—schedule your private showing today!

Built in 2015

### **Essential Information**

MLS® #	A2199699
Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	563 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

## Amenities

Amenities	Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Playground
Lot Description	Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	5
Zoning	M-X1

## Listing Details

Listing Office	eXp Realty
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