

## 208 Evanston Manor NW Calgary, Alberta

**MLS # A2239037**



# \$474,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Faces Rear, Heated Garage,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**NO GST | 4 BEDROOMS | A/C | NEW ROOF (2025)** Welcome to 208 Evanston Manor NW—an upgraded, owner-occupied townhome in one of Calgary’s top 5 family neighbourhoods. This 1635+ SF 3-storey home offers more space and bedrooms than most in NW Calgary. Enjoy a gated-community feel with onsite daycare, low insurance/utilities, and immediate possession. The lower level features a spacious entry, hall, and 4th bedroom. The main floor offers bright, open-concept living with a stylish kitchen, dining, living room, laundry, and bath. Upstairs: 3 bedrooms, full bath, and a large primary with walk-in and ensuite. West/south-facing for all-day light—perfect for outdoor living on the balcony with gas line. Hail-proof stone/hardy board exterior with new roof (2025). Heated garage + driveway, quartz counters, gas cooktop, pantry, and upgraded appliances. Quick access to Stoney Trail, 19 mins to downtown, 15 mins to YYC. Nearby parks, schools, shops, and trails. Drone footage available—don’t miss this rare opportunity!