$479,900 - 702 Evanston Manor Manor Nw, Calgary
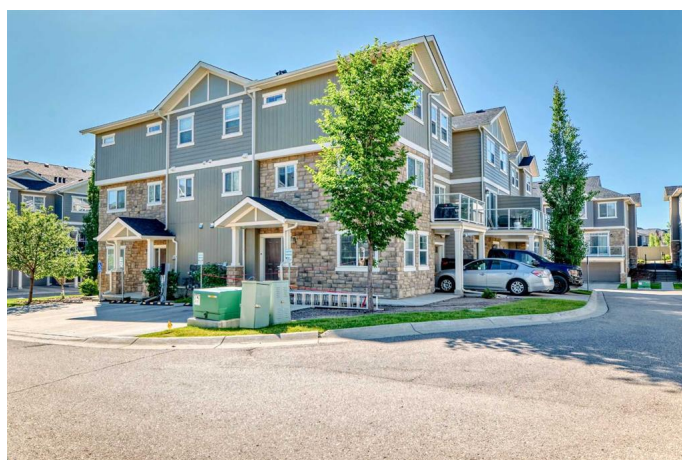
MLS® #A2235918

$479,900

3 Bedroom, 3.00 Bathroom, 1,587 sqft
Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this beautiful, modern, and immaculate townhome in the convenient community of EVANSTON! The original owner carefully maintains this townhome. It features an attached single CAR GARAGE, BALCONY with glass railing, and MODERN FINISHES. On the main floor, you'll enter a living room with many windows on the main floor. The kitchen is finished with dark brown wood cabinetry, stainless steel appliances, Granite counters and expansive ISLAND. This beautiful townhome is ideally located in the community of Evanston and close to the many amenities - transit, parks, school, shopping, pathways, dog parks, daycare in complex and FUN! The ground floor features a sizable main entrance, a bonus room, storage, a utility closet, a wide hallway, and convenient access to your garage with a partially covered front parking concrete pad. The spacious upper main living area includes beautiful laminate wood plank flooring, a large living room, a laundry room, a stylish kitchen with quartz counter tops classic dark brown cabinets with trims/under mount sink with window above/upgraded stainless steel appliances (gas stove cooktop, microwave, quiet dishwasher, french door fridge with front water dispenser). A sizeable outdoor balcony is off the family-approved living room and offers a BBQ area with a gas line. The upper floor features three good-sized bedrooms and full bathrooms. The primary bedroom layout features a private en-suite and a walk-in

closet. This trendy townhome features a modern décor palette and offers everything you need, with a functional yet stylish design. Situated close to schools, public transit, parks, and playgrounds, this home also offers quick access to shopping, restaurants, and major roadways like Stoney Trail and Deerfoot Trail, making your commute and errands a breeze. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle in a growing community, this townhome is a must-see. Book your showing today and experience all that Evanston has to offer!

Built in 2017

Essential Information

MLS® #	A2235918
Price	$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	702 Evanston Manor Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Oven
Heating	Natural Gas, Central
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2025
Days on Market	2
Zoning	M-X1

Listing Details

Listing Office	Real Broker