

\$485,000 - 208 Evanston Manor Nw, Calgary

MLS® #A2230432

\$485,000

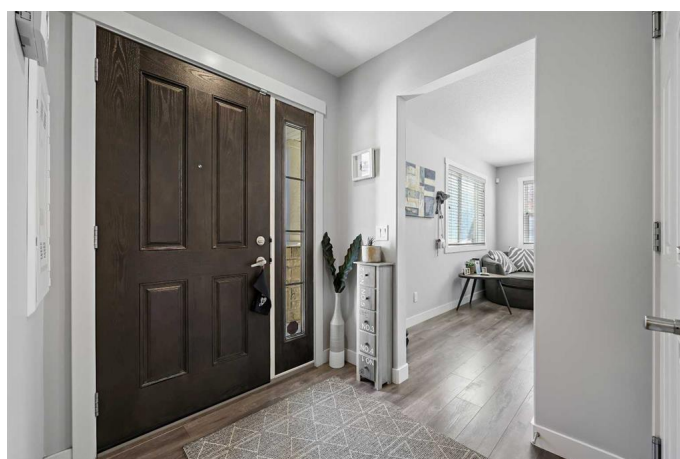
3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.00 Acres

Evanston, Calgary, Alberta

NO GST PAYABLE ON THIS IMMACULATE, PREOWNED HOME Beautifully curated and meticulously maintained by the original owner, this air-conditioned 3-storey townhome offers above-average square footage at 1630+ SF and a true pride of ownership. Located in Evanston with quick access to parks, transit, shopping, and onsite daycare. Enjoy the comfort of HEATED ATTACHED GARAGE + secondary PARTIALLY COVERED OUTDOOR DRIVEWAY/PARKING PAD. The entry level features a spacious foyer, extra storage, and a versatile flex room—perfect for a home office, gym, or even a potential spare bedroom. Upstairs boasts beautiful laminate wood plank flooring, upgraded light fixtures, and a bright open layout. The chef-inspired kitchen showcases upgraded stainless steel appliances, including a gas cooktop, OTR microwave, whisper-quiet dishwasher, and a French door fridge with water dispenser, plus a pull-out garbage drawer and pantry cabinet upgrade. Stylish quartz counters, undermount sink with window above, and upgraded tile backsplash complete the look. Step out onto your sun-drenched west-facing balcony, ideal for evening BBQs with a gas line and modern glass railings. The upper level hosts a laundry room with a nearly new, high-end stacked Electrolux washer/dryer, three comfortable bedrooms, and two full baths. The primary suite includes a private ensuite and large walk-in closet. This trendy home blends functionality and flair—with a



208 EVANSTON MANOR NW
REAL MARGENTHAUS STANDARD - CALGARY AB
ENTRY LEVEL (AG) - 323.41 Sq Ft / 30.04 m²
ENTRY LEVEL UNDEVELOPED (AG) - 42.62 Sq Ft / 3.96 m²
MAIN LEVEL (AG) - 906.61 Sq Ft / 86.35 m²
UPPER LEVEL (AG) - 662.09 Sq Ft / 61.51 m²
TOTAL ABOVE GRADE RMS SIZE - 1634.73 Sq Ft / 151.86 m²



modern décor palette and an early possession date available! Don't miss this exceptional opportunity—book your showing with your favorite REALTOR® today!

Built in 2014

Essential Information

MLS® #	A2230432
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	208 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Garage Faces Rear, Heated Garage, Parking Pad, Single Garage Attached, Concrete Driveway, Insulated, Side By Side
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open
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	Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	21
Zoning	M-X1

Listing Details

Listing Office	Jayman Realty Inc.
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