

# \$468,000 - 641 Evanston Manor Nw, Calgary

MLS® #A2247919

**\$468,000**

3 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Well maintained and upgraded town home in the desirable community Evanston. End Unit. Sunny south front exposure with attached double garage. Open concept main floor layout. Huge quartz countertop island in the kitchen. Spacious living room connected with the dinning room. Three full size bedrooms all have vault ceiling. 3pcs Ensuite bathroom and 4pcs common bathroom on the second floor. Newly painted wall, upgraded lights, refrigerator, stove and central air conditioner. Convenient and quiet location, close to shopping and schools. Fast access to highway. Great starter home and donâ€™t miss out.

Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247919      |
| Price          | \$468,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,356         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 641 Evanston Manor Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0R9               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | Central Air                                                                        |
| Has Basement      | Yes                                                                                |
| Basement          | Partial                                                                            |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 80                |
| Zoning         | M-X1              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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