

# \$499,900 - 208 Evanston Manor Nw, Calgary

MLS® #A2219700

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,635 sqft

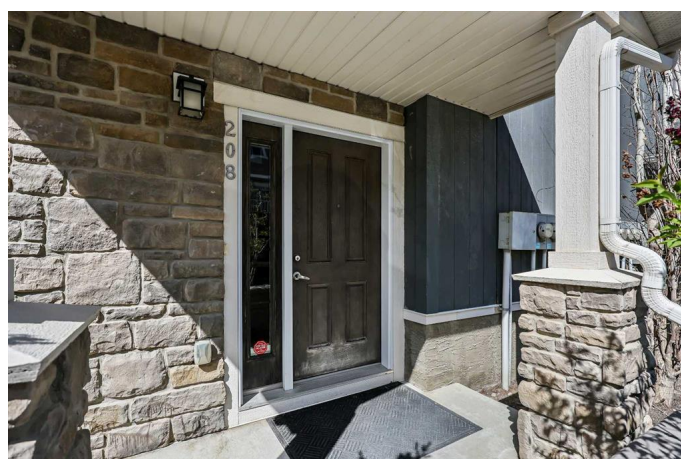
Residential on 0.00 Acres

Evanston, Calgary, Alberta

Beautifully curated, Almost Brand New Feel, and immaculately maintained by the original owner \*\* INDOOR PARKING - ATTACHED GARAGE plus secondary OUTDOOR PARKING PAD \*\* This trendy air-conditioned 3-story 1630+ SF townhome is ideally located in the community of Evanston and close to the many amenities - transit, parks, shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with a hobby room, storage, and quick access to your garage. 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/upgraded tile kitchen backsplash/shaker style classic white cabinets with trims/under mount sink with window above/upgraded stainless steel appliances (gas stove cooktop, OTR 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 two full bathrooms. BONUS: The primary bedroom layout features a private ensuite & big walk-in closet. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. A July 31, 2025, possession date is available! Call your friendly REALTOR(R) to book a viewing!



**208 EVANSTON MANOR NW**  
REGA MEASUREMENT 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



Built in 2014

## Essential Information

MLS® #	A2219700
Price	\$499,900
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	Concrete Driveway, Garage Faces Rear, Insulated, Side By Side, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open 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              May 9th, 2025  
Zoning                    M-X1

**Listing Details**

Listing Office            Jayman Realty Inc.

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