

# \$475,000 - 308 Evanston Manor Nw, Calgary

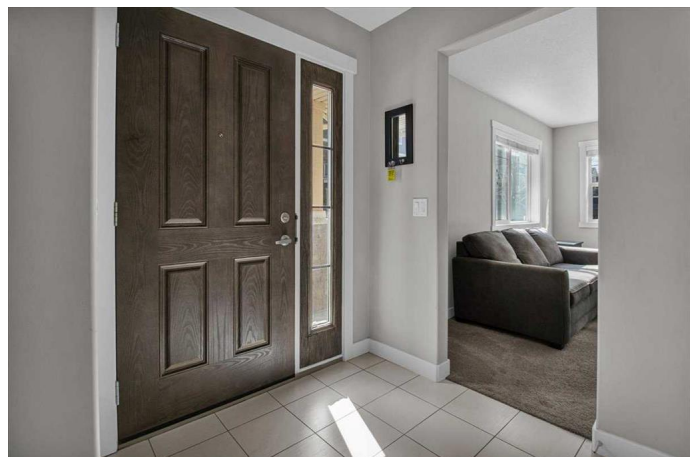
MLS® #A2204085

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,609 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome home! This bright, stylish, and fully finished 3-bedroom, 2.5-bathroom townhome is designed for modern living, offering the perfect blend of space, functionality, and convenience. With a heated attached garage and a full driveway, parking for two vehicles is never an issue. Step inside to find a versatile flex room off the main entrance—perfect as a home office, workout space, or extra storage. Upstairs, the open-concept main floor is flooded with natural light, creating a warm and inviting atmosphere. The stunning kitchen is a true focal point, featuring quartz countertops, an oversized island, stainless steel appliances—including a brand-new dishwasher—undermount sink, and ample cabinet space. Whether you're hosting friends or keeping an eye on the kids while making dinner, this layout is built for both entertaining and everyday life. Wide plank laminate flooring runs throughout the kitchen, dining, and living areas, adding a touch of elegance and durability. Off the main living space, the west-facing balcony is a rare find in the complex—offering more sunlight than other units and the perfect spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, the primary suite is a private retreat, complete with a 3-piece ensuite and walk-in closet. Two additional bedrooms are well-sized, offering flexibility for family, guests, or a home office. A full 4-piece bathroom and a stacked washer/dryer complete the upper level, making laundry day a breeze. The



low-maintenance exterior with stone accents means you can spend more time enjoying the nearby green spaces & parks. Plus, with quick access to shopping, schools, transit, Stoney Trail, and more, you're in the ideal location for both convenience and lifestyle. This move-in-ready home is the perfect place to start your next chapter—don't wait, book your showing today!

Built in 2015

### Essential Information

MLS® #	A2204085
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	308 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Oversized, Single Garage Attached

# of Garages 1

### **Interior**

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,  
Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Rough-In  
Basement None

### **Exterior**

Exterior Features Balcony  
Lot Description Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 15  
Zoning M-X1

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.