



**GRASSROOTS**  
REALTY GROUP

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**623 Evanston Manor NW**  
**Calgary, Alberta**

**MLS # A2232879**



**\$519,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Blinds

Welcome to this beautiful CORNER UNIT townhome in the convenient community of EVANSTON with 1579sq ft of developed space! This townhome features a ATTACHED DOUBLE CAR GARAGE, HUGE BALCONY with glass railing (roughed in for A/C)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 wood cabinetry, stainless steel appliances, Granite counters and expansive ISLAND. Just off the kitchen is a spacious balcony to enjoy some outdoor time and bbqing. There is also an 2PC bath and a large pantry on the main floor! Upstairs, you'll find a GRAND Primary bedroom with VAULTED CEILINGS, A W.I.C. AND A 3PC ENSUITE, this room has tons of sunlight in the morning! There are also 2 ADDITIONAL BEDROOMS AND A 4PC BATHROOM LOCATED ON THE UPPER LEVEL AS WELL. The basement contains the laundry area and a rec room, perfect for a home gym, home office or for movie nights. The DOUBLE ATTACHED GARAGE is perfect for extra storage or for you toys and cars and there is additional 2 car parking on the driveway as well! The townhome is located across from a daycare, near many schools, shopping plazas and has great access to 14 St NW and Stoney Trail NW!