



**GRASSROOTS**  
REALTY GROUP

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**501 Evanston Manor NW**  
**Calgary, Alberta**

**MLS # A2240174**



**\$499,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Road		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows		
<b>Inclusions:</b>	Speakers in Ceiling, Subwoofer, AV tuners included w/sound system, Desk in basement		

Tired of the ordinary? Imagine stepping into a townhouse that truly feels like home – spacious, bright, and designed for how you live. This exceptional Evanston residence, boasting over 1600 sqft of meticulously cared-for living space, is ready for your family's next chapter. The moment you enter, you'll be drawn to the beautiful open-concept main floor. Sunlight streams in through the extra windows, illuminating a welcoming living room that flows effortlessly into a generous dining space. Your dream kitchen awaits, complete with a gas range, sleek quartz countertops, stainless steel appliances, and a large walk-in pantry. A convenient 2-piece bathroom and a large, private balcony (perfect for morning coffee or evening unwinding!) round out this level. Upstairs, your private retreat awaits in the primary bedroom, featuring vaulted ceilings and expansive windows – a true sanctuary. Its private ensuite ensures peaceful mornings. Two more well-sized bedrooms offer comfortable spaces for family or guests, sharing a 4-piece bathroom. The lower level adds incredible versatility with a dedicated flex space – perfect for a home gym, bustling office, or creative hobby room – alongside a practical laundry area and storage. Plus, enjoy long-term peace of mind with the building's hail-resistant Hardie board siding and a brand-new roof! Your new townhouse is complete with a spacious double car garage and the added luxury of an oversized driveway, a rare treat in modern townhouse living! Evanston is more than a community; it's a family-focused lifestyle. Known for its abundance of schools, expansive parks, and green spaces, it's designed for active families. Enjoy the convenience of a nearby shopping centre with a grocery store, restaurants, and retail just a few minutes' walk away, with even more options a short drive further. With seamless access to

major routes, your daily commute just got easier. This Evanston end-unit townhouse truly combines a fantastic layout, stylish finishes, and a vibrant community location, offering the perfect place for your family to grow and thrive. Don't miss your chance to call this exceptional property home!