



GRASSROOTS
REALTY GROUP

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641 Evanston Manor NW
Calgary, Alberta

MLS # A2247919



\$468,000

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,356 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	N/A
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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 don't miss out.