



GRASSROOTS
REALTY GROUP

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107 Evanston Manor NW
Calgary, Alberta

MLS # A2265178



\$399,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,233 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Interior Lot, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV in Primary Bedroom

Welcome to this clean, well-kept townhouse — the only current active listing of its kind in the complex! This thoughtfully maintained home features 2 good sized bedrooms, 2.5 bathrooms, and a versatile entry-level flex space perfect for a home office or gym. Enjoy the open living layout, with a charming view of the courtyard with plenty of natural light throughout. Step out your front door and you're just steps away from the playground — perfect for families or anyone who enjoys a community feel. This home features a bright kitchen with ample storage, and a single attached garage to keep your vehicle dry through the winter months. This interior unit is in an ideal location in a well-managed complex, with quick access to local shops, parks and nearby schools. Don't miss this rare opportunity to settle in before the holidays!