



GRASSROOTS
REALTY GROUP

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704 Evanston Manor NW
Calgary, Alberta

MLS # A2271465



\$408,000

Division:	Evanston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Stone, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 400
LLD:	-
Zoning:	M-X1
Utilities:	-

Inclusions: none

Beautifully maintained and recently upgraded, this townhouse offers everything you're looking for. Certified BUILT GREEN, this Ivy model is fully finished and features 2 bedrooms, 2.5 baths, a single attached heated garage, plus a full driveway for a second vehicle. Enjoy the bright open-concept layout, complete with granite countertops and undermount sinks in both the kitchen and bathrooms, stainless steel appliances, splatter-coated ceilings, rounded corners, 2" faux wood blinds, wide-plank laminate flooring, and stylish contemporary finishes throughout. The exterior is maintenance-free with durable Hardie Board siding and stone accents. Additional highlights include a spacious balcony, nearby greenspace and parks, and an onsite child care facility. Conveniently located close to transit, shopping, schools, Stoney Trail, and more!