



**605 Evanston Manor NW
Calgary, Alberta**

MLS # A2285826

\$474,900



Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shelving in living room wall. TV in the basement.

Welcome to this well-maintained 3-bedroom, 2.5-bathroom townhouse located in the desirable community of Evanston. Offering a functional layout, this home is perfect for families, first-time buyers, or investors. The main floor features an open-concept design with laminate flooring, a convenient 2-piece bathroom, and a spacious living and dining area ideal for everyday living and entertaining. The kitchen is equipped with stainless steel appliances, a pantry, and a large granite island with seating for multiple guests. A private balcony extends the living space outdoors. U4pstairs, you’ll find three bedrooms, including a primary retreat with vaulted ceilings and a 3-piece ensuite. Two additional bedrooms and a full bathroom complete the upper level. The lower level offers laundry and a versatile flex space, perfect for a home gym, office, or additional storage. Additional highlights include granite countertops in the bathrooms, a double attached garage, and driveway parking. Conveniently located near schools, parks, shopping, and major roadways. Book a private showing today!