



**107 Evanston Manor NW  
Calgary, Alberta**

**MLS # A2296162**



**\$395,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Low Maintenance Landscape, Views		

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

**Inclusions:** TV in primary bedroom

Step into this beautifully maintained townhouse in sought-after Evanston Manor! This inviting home offers 2 well-sized bedrooms, 2.5 bathrooms, and a flexible entry-level space that can easily be used as a home office, gym, or additional living area. The open-concept layout is filled with natural light and overlooks a charming courtyard, creating a bright and inviting atmosphere throughout. The kitchen is bright and functional, with plenty of storage, and the single attached garage keeps your vehicle protected year-round. Perfectly situated, this well-priced, well-kept home offers quick access to local shops, parks, and nearby schools.