



**1617 Symons Valley Parkway NW
Calgary, Alberta**

MLS # A2302852



\$399,900

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,380 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 1617 Symons Valley Parkway NW, a stunning corner end unit that combines style, comfort, and convenience in the heart of the sought-after Evanston community. This well-managed condo spans almost 1400 square feet, offering ample space and modern features that cater to both families and professionals alike. As you step inside, you'll be greeted by an open-concept design that seamlessly integrates the living, dining, and kitchen areas. The abundance of natural light flooding through the extra windows highlights the spaciousness of this home, creating a warm and inviting atmosphere. The kitchen boasts ample cabinetry and a large island perfect for casual dining or entertaining guests. This unit features 2 generously sized bedrooms, providing a serene retreat for relaxation. The master bedroom includes a full ensuite bathroom, offering privacy and convenience. The second full bathroom is easily accessible from the other bedroom and common areas, while a well-placed half bathroom adds an extra layer of convenience for guests. One of the standout features of this property is the versatile flex room. Whether you need an additional bedroom, a home office, a fitness room, or a creative studio, this space adapts to your needs, enhancing the functionality of your home. Step outside to the balcony, perfect for barbecuing or enjoying your morning coffee as you take in the fresh air and surrounding views. Winter worries are a thing of the past with the attached single-car garage, ensuring your vehicle stays clean and protected. An additional parking spot on the garage pad provides flexibility for households with multiple vehicles or visiting guests. Location is key, and this condo excels in that regard. Situated in a family-friendly area, you are within walking distance to an array of amenities including Bus Stops (STEPS AWAY), Fresco, No Frills,

numerous restaurants, and beautiful walking paths that invite you to explore the outdoors. The convenience of nearby Stoney Trail ensures quick and easy access to all parts of the city, making your daily commute a breeze. This property not only offers a comfortable and stylish living space but also places you in a vibrant community with everything you need right at your doorstep. Don't miss out on the opportunity to make 1617 Symons Valley Parkway NW your new home. Experience the perfect blend of modern living and neighbourhood charm in this exceptional condo.