



**204 Evanston Manor NW**  
**Calgary, Alberta**

**MLS # A2181783**



**\$445,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the heart of Evanston! This stunning, certified built green residence is not only energy-efficient but also impeccably designed, making it the perfect sanctuary for modern living. Step inside this beautifully decorated gem, and you'll immediately feel the warmth and charm of a space that's truly move-in ready. With exquisite quartz countertops in the kitchen, complete with an under-mount sink, you'll fall in love with the stylish aesthetics and functionality. The upgraded tile flooring in the bathrooms features robust 8 lb underlay, ensuring comfort underfoot. Enjoy year-round comfort with A/C, and embrace outdoor living with a rough-in gas line ready for your deck. This immaculate home boasts two spacious bedrooms and three bathrooms, making it perfect for families or those who love to host. The heated garage and full driveway add to the convenience, while stainless steel appliances bring a touch of modern luxury. The open-concept design of the living room and kitchen creates an inviting atmosphere that's perfect for entertaining friends and family. Location couldn't be better! Situated just minutes from Stoney Trail and Beddington Trail, you'll have quick access to a variety of amenities including restaurants, Shoppers Drug Mart, No Frills, Tim Hortons, and Esso gas station. Everything you need is right at your fingertips! Don't miss out on this exceptional opportunity to make this pristine home yours! Experience the perfect blend of comfort, style, and convenience that Evanston has to offer. Schedule your viewing today!