



GRASSROOTS
REALTY GROUP

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308 Evanston Manor NW
Calgary, Alberta

MLS # A2204085



\$450,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,609 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

BACK ON MARKET (Financing) Welcome home! This bright, stylish, and fully finished 3-bedroom, 2.5-bathroom townhome is designed for modern living, offering the perfect blend of space, functionality, and convenience. With a heated attached garage and a full driveway, parking for two vehicles is never an issue. Step inside to find a versatile flex room off the main entrance—perfect as a home office, workout space, or extra storage. Upstairs, the open-concept main floor is flooded with natural light, creating a warm and inviting atmosphere. The stunning kitchen is a true focal point, featuring quartz countertops, an oversized island, stainless steel appliances—including a brand-new dishwasher—undermount sink, and ample cabinet space. Whether you're hosting friends or keeping an eye on the kids while making dinner, this layout is built for both entertaining and everyday life. Wide plank laminate flooring runs throughout the kitchen, dining, and living areas, adding a touch of elegance and durability. Off the main living space, the west-facing balcony is a rare find in the complex—offering more sunlight than other units and the perfect spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, the primary suite is a private retreat, complete with a 3-piece ensuite and walk-in closet. Two additional bedrooms are well-sized, offering flexibility for family, guests, or a home office. A full 4-piece bathroom and a stacked washer/dryer complete the upper level, making laundry day a breeze. The low-maintenance exterior with stone accents means you can spend more time enjoying the nearby green spaces & parks. Plus, with quick access to shopping, schools, transit, Stoney Trail, and more, you're in the ideal location for both convenience and lifestyle. This move-in-ready home is the perfect place to start your next

chapter—don’t wait, book your showing today!