

# \$525,000 - 607 Evanston Manor Nw, Calgary

MLS® #A2203113

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,357 sqft  
Residential on 0.00 Acres

Evanston, Calgary, Alberta

This exceptional end-unit townhome lies in the heart of Evanston, a community that perfectly blends family-friendly charm with modern conveniences. Whether you're a first-time homebuyer, savvy investor, or a growing family searching for the ideal place to call home, this beautifully designed property offers the perfect balance of comfort, functionality, and style. With almost 1,600 square feet of meticulously maintained living space, this home stands out from the rest, featuring a rare double attached garage that is both drywalled and equipped with a built-in workshop bench. The additional driveway parking and nearby visitor parking provide further convenience for additional vehicles and guests. Step inside, and you'll be welcomed by a bright and open floor plan. Luxury Vinyl Plank flooring extends throughout the main level and the open-concept design creates a seamless flow between the living, dining, and kitchen areas, making it ideal for both everyday living and entertaining. The kitchen boasts modern shaker-style cabinetry, sleek granite countertops, and a premium stainless steel appliance package, making meal prep effortless and enjoyable. Whether hosting guests or enjoying a quiet night in, the space extends beautifully onto a large private balcony, perfect for alfresco dining, morning coffee, or unwinding on warm summer evenings. A convenient 2-piece powder room completes this level. Upstairs, the primary bedroom offers a true retreat, featuring vaulted



ceilings that enhance the sense of space and elegance. The thoughtful layout includes his & her closets along with a private 3-piece ensuite, showcasing granite countertops and a stand-up shower for added luxury. Two additional spacious bedrooms, one of them, also designed with vaulted ceilings, provide the perfect space for family members, guests, or even a dedicated home office. These bedrooms share a well-appointed 4-piece bathroom ensuring functionality and comfort for the entire household. The fully developed lower level offers even more versatility, making it an excellent option for a home office, gym, hobby space, or additional storage. It's also where you'll find the stacked laundry area, making daily chores convenient and efficient. As an end-unit townhome, this property benefits from additional natural light and enhanced privacy, setting it apart from neighbouring units. Living in Evanston means having access to beautiful parks, walking paths, playgrounds, and an abundance of green space, making it one of Calgary's most sought-after family-friendly neighbourhoods. With top-rated schools, shopping plazas, grocery stores, and an array of dining options just minutes away, everything you need is at your fingertips. Whether you're exploring the community playgrounds, or running errands, the convenience of this location is second to none. Evanston provides easy access to transit and major roadways such as Stoney Trail and Shaganappi Trail, ensuring a quick and seamless connection to downtown Calgary.

Built in 2015

### **Essential Information**

MLS® #	A2203113
Price	\$525,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	607 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0R9

### **Amenities**

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Insulated, Rear Drive, See Remarks, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Playground
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Lot Description	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	17
Zoning	M-X1

### **Listing Details**

Listing Office	Real Broker
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