

# \$499,900 - 623 Evanston Manor Nw, Calgary

MLS® #A2232879

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this beautiful END UNIT townhome in the convenient community of EVANSTON with 1579sq ft of developed space! This townhome features a ATTACHED DOUBLE CAR GARAGE, HUGE BALCONY with glass railing (roughed in for A/C) and MODERN FINISHES. On the main floor, you'll enter a living room with many windows on the main floor. The kitchen is finished with dark wood cabinetry, stainless steel appliances, Granite counters and expansive ISLAND. Just off the kitchen is a spacious balcony to enjoy some outdoor time and bbqing. There is also an 2PC bath and a large pantry on the main floor! Upstairs, you'll find a GRAND Primary bedroom with VAULTED CEILINGS, A W.I.C. AND A 3PC ENSUITE, this room has tons of sunlight in the morning! There are also 2 ADDITIONAL BEDROOMS AND A 4PC BATHROOM LOCATED ON THE UPPER LEVEL AS WELL. The basement contains the laundry area and a rec room, perfect for a home gym, home office or for movie nights. The DOUBLE ATTACHED GARAGE is perfect for extra storage or for you toys and cars and there is additional 2 car parking on the driveway as well! The townhome is located across from a daycare, near many schools, shopping plazas and has great access to 14 St NW and Stoney Trail NW!

Built in 2015

## Essential Information



MLS® #	A2232879
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	623 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R9

### **Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	38
Zoning	M-X1

**Listing Details**

Listing Office	Ally Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.