



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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623 Evanston Manor NW
Calgary, Alberta

MLS # A2232879



\$499,900

Division:	Evanston		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,330 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Blinds

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!