



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

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107 Evanston Manor NW  
Calgary, Alberta

MLS # A2265178



**\$408,900**

|           |                                                            |        |                   |
|-----------|------------------------------------------------------------|--------|-------------------|
| Division: | Evanston                                                   |        |                   |
| Type:     | Residential/Five Plus                                      |        |                   |
| Style:    | 3 (or more) Storey                                         |        |                   |
| Size:     | 1,233 sq.ft.                                               | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                                          | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached                                     |        |                   |
| Lot Size: | 0.02 Acre                                                  |        |                   |
| Lot Feat: | Front Yard, Interior Lot, Low Maintenance Landscape, Views |        |                   |

|             |                           |            |        |
|-------------|---------------------------|------------|--------|
| Heating:    | Forced Air                | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank | Sewer:     | -      |
| Roof:       | Asphalt Shingle           | Condo Fee: | \$ 400 |
| Basement:   | None                      | LLD:       | -      |
| Exterior:   | Concrete                  | Zoning:    | M-X1   |
| Foundation: | Poured Concrete           | Utilities: | -      |
| Features:   | No Smoking Home           |            |        |

**Inclusions:** TV in Primary Bedroom

Welcome to this clean, well-kept townhouse — the only current active listing of its kind in the complex! This thoughtfully maintained home features 2 good sized bedrooms, 2.5 bathrooms, and a versatile entry-level flex space perfect for a home office or gym. Enjoy the open living layout, with a charming view of the courtyard with plenty of natural light throughout. Step out your front door and you’re just steps away from the playground — perfect for families or anyone who enjoys a community feel. This home features a bright kitchen with ample storage, and a single attached garage to keep your vehicle dry through the winter months. This interior unit is in an ideal location in a well-managed complex, with quick access to local shops, parks and nearby schools. Don’t miss this rare opportunity to settle in before the holidays!