

\$489,900 - 564 Evanston Manor Nw, Calgary

MLS® #A2247226

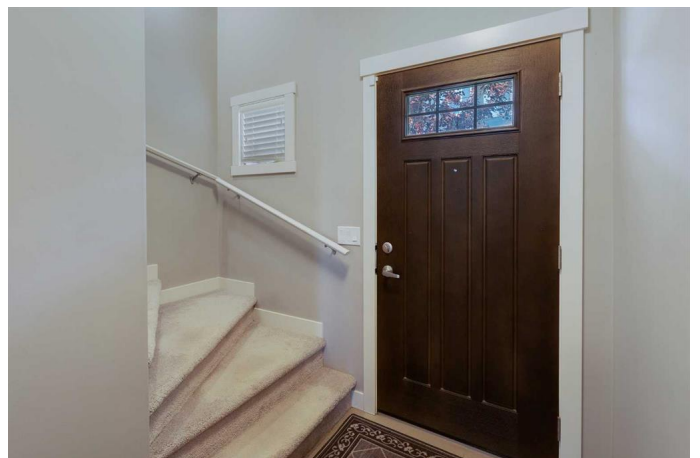
\$489,900

3 Bedroom, 4.00 Bathroom, 1,232 sqft
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to this stunning townhome located in the desirable and convenient community of Evanston. Offering 1725 total sq ft of developed living space, this Air Conditioned home offers 3 bedrooms and 3.5 bathrooms with no long stairs to go up/down. Enjoy the benefits of an attached single car garage, a massive balcony with glass railing and contemporary finishes throughout. The main level features a bright and spacious living room with large windows, a modern kitchen with bright white cabinetry, granite countertops, stainless steel appliances, and a center island – perfect for entertaining. Step out onto the balcony to enjoy BBQs and outdoor relaxation. A 2-piece powder room complete the main floor.

Upstairs, you'll find a grand primary bedroom featuring vaulted ceilings, a walk-in closet, and a 4-piece ensuite. Two additional bedrooms and a 4-piece bathroom offer plenty of space for family or guests and a full sized laundry washer/dryer. The walkout finished basement includes a recreation room ideal for a home office, gym, or media area, along with a laundry area. The single attached garage and additional driveway parking for one vehicle ensure ample space for storage and parking. The walk out basement faces the park and is directly behind the Kids and Co. daycare. Close to schools, shopping centers, and with easy access to 14 St NW and Stoney Trail NW, this home offers both comfort and convenience. Don't miss the opportunity to



own this beautifully maintained home in a family-friendly neighborhood!

Built in 2015

Essential Information

MLS® #	A2247226
Price	\$489,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,232
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	564 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0R8

Amenities

Amenities	Visitor Parking, Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	15
Zoning	M-X1

Listing Details

Listing Office	Sotheby's International Realty Canada
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