

**645 Evanston Manor NW**  
**Calgary, Alberta**

**MLS # A2289120**



**\$450,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Paved, See Remarks, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

**Inclusions:** n/a

Welcome to 645 Evanston Manor NW. Stylish Living in the Heart of Evanston. Pride of ownership shines throughout this beautifully maintained 2-storey townhome offering over 1,500 sq. ft. of thoughtfully designed living space. Featuring 2 spacious bedrooms, 2.5 bathrooms, a versatile flex room, double attached garage, and central A/C, this home delivers the perfect balance of comfort, style, and functionality. The main floor welcomes you with 9-foot ceilings and an open-concept layout ideal for everyday living and entertaining. The bright living room flows seamlessly into the dining area and a stunning kitchen complete with stainless steel appliances, quartz countertops, pantry, and a large central island. Step through the double sliding doors onto your large balcony...perfect for summer BBQs and relaxing evenings. Upstairs, you'll find two oversized bedrooms, each with its own ensuite bathroom. The primary suite is a true retreat featuring vaulted ceilings, dual closets, and plenty of room for a king-sized bed. Large windows throughout the home fill the space with natural light, enhancing its warm and inviting atmosphere. The lower level offers a flexible bonus space ideal for a home office, gym, rec room, or guest area, along with laundry, additional storage, and direct access to the double attached garage. Located in the family-friendly community of Evanston, you're surrounded by parks, playgrounds, schools, and scenic walking paths. Enjoy close proximity to FreshCo, Sobeys, Creekside Shopping Centre, Evanston Towne Centre, The Shops of Carrington Green, restaurants, medical clinics, and quick access to Stoney Trail for an easy commute anywhere in the city. This is more than just a home; it's a lifestyle opportunity in one of NW Calgary's most desirable communities. Don't miss your chance to view this exceptional

property. Book to view today!