



**107 Evanston Manor NW**  
**Calgary, Alberta**

**MLS # A2296162**



**\$389,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Low Maintenance Landscape, Views		

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

**Inclusions:** TV in primary bedroom

Welcome to this beautifully maintained townhouse in the highly desirable Evanston Manor—a place that truly feels like home from the moment you walk in. This thoughtfully designed space features two comfortable bedrooms and 2.5 bathrooms, along with a versatile entry-level area that can easily become your home office, workout space, or whatever suits your lifestyle best! The bright open-concept layout on the main floor, with its gorgeous luxury vinyl plank flooring, is filled with natural light and overlooks a charming courtyard, creating a warm and uplifting atmosphere throughout the day. Enjoy the granite countertops in the stylish and practical kitchen, offering plenty of storage and a layout that makes everyday living and entertaining feel effortless. A single attached garage adds year-round convenience and peace of mind. Set in a welcoming community, you’ll love being just minutes from local shops, parks, and great schools—making this home as convenient as it is comfortable. This is more than just a place to live—it’s a space to settle in and enjoy.