



**1651 Symons Valley Parkway NW
Calgary, Alberta**

MLS # A2308438



\$389,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,262 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangu		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: electric fireplace in the living room

Welcome to Arrive at Evanston! This well maintained 3-storey townhouse offers 2 bedrooms, 2.5 bathrooms, and a functional open-concept layout perfect for first-time buyers, professionals, or investors. The bright main living area features 9-foot ceilings, stylish laminate flooring, a spacious SOUTH-FACING LIVING ROOM with BUILT-IN SHELVING and an ELECTRIC FIREPLACE, plus a modern kitchen complete with quartz/granite countertops, stainless steel appliances, white cabinetry, and a large island. Upstairs offers two generous bedrooms including a primary retreat with VAULTED CEILINGS, dual closets, and a private ensuite, along with convenient upper-floor laundry and additional storage space. The lower level includes a versatile foyer/den area ideal for a home office and direct access to the single attached garage. Additional highlights include CENTRAL A/C, a full driveway with parking for a second vehicle, and a private balcony. Conveniently located close to schools, parks, playgrounds, shopping, transit, and with quick access to Stoney Trail and Deerfoot Trail. Exceptional value in one of NW Calgary's most desirable communities!