



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**659 Evanston Manor NW
Calgary, Alberta**

MLS # A2317569



\$459,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Mixed, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Stone Counters, Storage, Vinyl Windows		

Inclusions: NONE

Looking for a townhome that offers space, functionality, and value? This well-designed three-bedroom home features an attached double garage, two full bathrooms upstairs, a convenient main floor powder room, and condo fees under \$400 per month—an exceptional combination in today's market. Located within the popular ARRIVE community in Evanston, this home enjoys a quiet interior setting away from the busier roads while remaining just minutes from shopping, restaurants, schools, parks, and major commuter routes. The bright and open main floor is designed for everyday living and entertaining, with a spacious living room, dining area, and modern kitchen flowing seamlessly together. The kitchen is the heart of the home, featuring a large island with seating, extensive cabinetry, and a walk-in pantry rarely found in townhome living. Just off the kitchen, the private balcony provides the perfect spot for BBQs, relaxing outdoors, or enjoying your morning coffee. A two-piece powder room completes the main level. Upstairs, the primary bedroom offers vaulted ceilings, dual closets, and a private three-piece ensuite. Two additional bedrooms and a four-piece bathroom provide flexibility for growing families, guests, or those working from home. The lower level adds even more usable space with a versatile family room or flex area, laundry, and direct access to the attached double garage, making day-to-day living comfortable and convenient year-round. Whether you're a first-time buyer, young family, or investor, this move-in-ready home offers an excellent opportunity to enjoy one of Evanston's most desirable townhome communities.