



**1543 Symons Valley Parkway NW  
Calgary, Alberta**

**MLS # A2318277**



**\$379,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	Multi-Residential - Low P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan		

**Inclusions:** N/A

Welcome to this bright, well-maintained townhouse in the family-friendly community of Evanston. Offering 1,251 square feet of thoughtfully designed living space, this home features 2 spacious bedrooms, 2 full bathrooms, a convenient main floor powder room, central A/C, and an attached heated garage plus driveway parking. The open-concept layout is filled with natural light and provides a functional space for both everyday living and entertaining. The modern kitchen flows seamlessly into the dining and living areas, while the upper level offers two generous bedrooms, including a primary retreat complete with its own full ensuite. Perfectly situated in a desirable location, this home is just steps from a playground and close to green space, shopping, schools, restaurants, and a wide range of amenities. With easy access to major routes and everyday conveniences, this is an excellent opportunity for first-time home buyers, young families, or anyone seeking a low-maintenance lifestyle in a vibrant community. Move-in ready and offering exceptional value, this Evanston gem is one you won't want to miss. Book your showing today.