



GRASSROOTS

REALTY GROUP

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1667 Symons Valley Parkway NW
Calgary, Alberta

MLS # A2320015



\$374,500

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,260 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 400

LLD: -

Zoning: M-X1

Utilities: -

Inclusions: N/A

PRICED TO SELL! Welcome to Arrive at Evanston — one of NW Calgary's most sought-after townhouse communities, and perfectly positioned for modern living! This beautifully maintained 3-storey townhouse offers 2 bedrooms, 2.5 bathrooms, and a single attached garage with a full driveway for a second vehicle — delivering space, function, and incredible value all in one package. Step inside to a bright and welcoming foyer on the entry level, featuring direct access to your attached garage and a flexible den space ideal for a home office, hobby room, or extra storage. Head upstairs to the heart of the home, where the open-concept main floor impresses with rich hardwood-style flooring, warm neutral tones, and an abundance of natural light. The stylish kitchen is well-appointed with rich espresso cabinetry, stainless steel appliances, a tile backsplash, and a peninsula island with bar seating — perfect for morning coffee or casual entertaining. The kitchen flows effortlessly into the spacious dining area and bright living room, and large sliding patio doors lead to your private balcony with beautiful views of the tree-lined neighbourhood — an ideal spot to unwind after a long day. On the top level, you'll find two generously sized bedrooms, each with large windows overlooking the community's green surroundings. The primary bedroom features dual sliding door closets and a private 4-piece ensuite, while the second bedroom has convenient access to the shared full bathroom. Upper-floor laundry is a practical bonus that makes everyday life easier — no hauling laundry up and down stairs! Located just minutes from parks, walking paths, transit, schools, Sobeys, No Frills, restaurants, and with quick access to both Stoney Trail and Deerfoot Trail — everything you need is right at your doorstep. Whether you're a

first-time buyer, growing family, or savvy investor, this move-in ready gem offers exceptional value in one of Calgary's most vibrant and well-connected communities. Book your private showing today!