



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

558 Evanston Manor NW
Calgary, Alberta

MLS # A2331982



\$449,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Street L		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE, Sunday, July 26, 1:00pm-4:00pmWelcome to this stunning END-unit townhome backing directly onto a park in the desirable community of Evanston. Boasting over 1,700 sq ft of total developed living space, this beautifully maintained home offers 3 bedrooms, 3.5 bathrooms, and contemporary finishes across three fully finished levels. The main floor features an open living area and a modern kitchen complete with quartz countertops, stainless steel appliances, a center island, and direct access to a massive balcony with a glass railing. Upstairs, the grand primary bedroom impresses with vaulted ceilings, a walk-in closet, and a 3-piece ensuite, accompanied by two additional bedrooms, a second 4-piece bath, and full-sized laundry. The bright WALK-OUT basement includes a wet bar with quartz countertops and a full bathroom offering a great layout perfect for a recreation room, home office, or gym. Complete with a single attached garage, a full driveway for a second vehicle, and an unbeatable location steps from Kids & Co. daycare, parks, schools, and shopping, this home offers the perfect blend of comfort and convenience. FEATURES: Fresh paint, NEW light fixtures, 9ft ceilings.

Virtual tour available!