

\$524,900 - 533 Evanston Manor Nw, Calgary

MLS® #A2221750

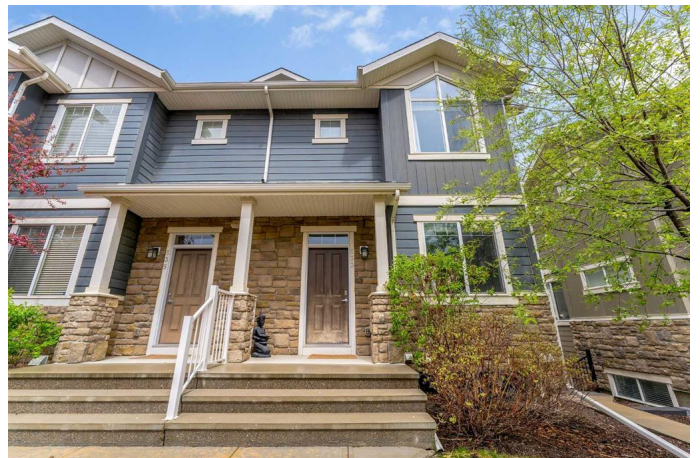
\$524,900

3 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this 1600+ SQFT CORNER UNIT TOWNHOME in the SOUGHT AFTER COMMUNITY OF EVANSTON! This 3 Storey Townhome features an ATTACHED DOUBLE CAR GARAGE, HUGE BALCONY, MODERN FINISHES AND AN ONSITE DAY CARE AS WELL! Step into the MAIN FLOOR FROM THE SOUTH FACING DOOR and you will be greeted with your COZY LIVING ROOM with a GREAT SPACE to put up your TV and RELAX! The DINING ROOM is conveniently located between the LIVING ROOM AND KITCHEN allowing you to look upon your BALCONY or simply eat and enjoy some evening television! The KITCHEN is finished with a modern style FLOOR TO CEILING CABINET DESIGN, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS AND AN ADDITIONAL ISLAND perfect for BREAKFAST! The KITCHEN leads to your BALCONY which is BIG ENOUGH to put some PATIO FURNITURE out and relax with family or invite some guests over for those cool summer evenings! There is also an ADDITIONAL 2PC BATH conveniently located on the MAIN FLOOR! Make your way to the UPPER LEVEL where you will find your GRAND MASTER BEDROOM WITH VAULTED CEILINGS, A W.I.C. AND A 3PC ENSUITE, this room has tons of sunlight in the morning! There are also 2 ADDITIONAL BEDROOMS AND A 4PC BATHROOM LOCATED ON THE UPPER LEVEL AS WELL. The BASEMENT gives you access to your



SPACIOUS REC ROOM, perfect for a home gym, home office or for movie nights! The DOUBLE CAR GARAGE is perfect for those WINTER DAYS to keep your car warm and protected from snow, there is additional 2 car parking on the driveway as well! The townhome is located near many schools, shopping plazas and has great access to 14 St NW and Stoney Trail NW! CORNER UNIT! ATTACHED DOUBLE CAR GARAGE! 1600+ SQFT OF TOTAL LIVING SPACE! DAY CARE ONSIGHT!

Built in 2015

Essential Information

MLS® #	A2221750
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	533 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Visitor Parking, Day Care
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Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	M-X1

Listing Details

Listing Office	Real Broker
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