

# \$449,900 - 523 Evanston Manor Nw, Calgary

MLS® #A2253298

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Stylish 2-Storey Townhome in Evanston | South-Facing Front Exposure | Double Attached Garage | A/C | Pride of ownership by the Original Owners is evident in this meticulously maintained 2-storey townhome. Located in the family-friendly community of Evanston, this beautiful home offers an open-concept layout and thoughtful designs combining style, comfort, and functionality throughout. The main floor features 9-foot ceilings and a bright, flowing layout with the Living Room at the front, followed by the Dining area and Kitchen. The Kitchen is equipped with a central island with granite countertops, Extended Height Cabinets for maximum storage, Stainless Steel Appliances, and access to a Private Balcony with gas hookup - perfect for summer BBQs! On the upper level, you'll find two spacious bedrooms, each with its own ensuite bathroom finished with granite countertops. The Primary Suite stands out with a vaulted ceiling and dual closets, offering ample storage.

The lower level offers a versatile Flex Room that can be used as a home office, gym, rec room, or guest space—whatever suits your lifestyle. This level also includes laundry, storage, and access to the double attached garage. Central A/C adds to your year-round comfort.

Situated in the heart of Evanston, this home is close to parks, playgrounds, schools, and



walking paths. You'll also enjoy easy access to grocery stores like FreshCo and Sobeys, plus restaurants, medical clinics, and shopping at Creekside and Evanston Towne Centre. With quick access to Stoney Trail, getting around the city is simple and convenient. Don't miss your opportunity to own this wonderfully maintained home!

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253298      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,291         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 523 Evanston Manor Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 0R8               |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached, Insulated    |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | Central Air                                                                                                           |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Partial                                                                                                     |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Landscaped, Rectangular Lot           |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 47                  |
| Zoning         | M-X1                |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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