

# \$408,900 - 107 Evanston Manor Nw, Calgary

MLS® #A2265178

**\$408,900**

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to this clean, well-kept townhouse – the only current active listing of its kind in the complex! This thoughtfully maintained home features 2 good sized bedrooms, 2.5 bathrooms, and a versatile entry-level flex space perfect for a home office or gym.

Enjoy the open living layout, with a charming view of the courtyard with plenty of natural light throughout. Step out your front door and you™re just steps away from the playground – perfect for families or anyone who enjoys a community feel. This home features a bright kitchen with ample storage, and a single attached garage to keep your vehicle dry through the winter months. This interior unit is in an ideal location in a well-managed complex, with quick access to local shops, parks and nearby schools.

Don™t miss this rare opportunity to settle in before the holidays!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2265178  |
| Price      | \$408,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,233         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 107 Evanston Manor Nw |
| Subdivision | Evanston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P0R8                |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Playground, Snow Removal, Visitor Parking, Gazebo |
| Parking Spaces | 2                                                 |
| Parking        | Single Garage Attached                            |
| # of Garages   | 1                                                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Playground                             |
| Lot Description   | Front Yard, Interior Lot, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                            |
| Construction      | Concrete                                                   |
| Foundation        | Poured Concrete                                            |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 23   |
| Zoning         | M-X1 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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