

# \$499,900 - 501 Evanston Manor Nw, Calgary

MLS® #A2240174

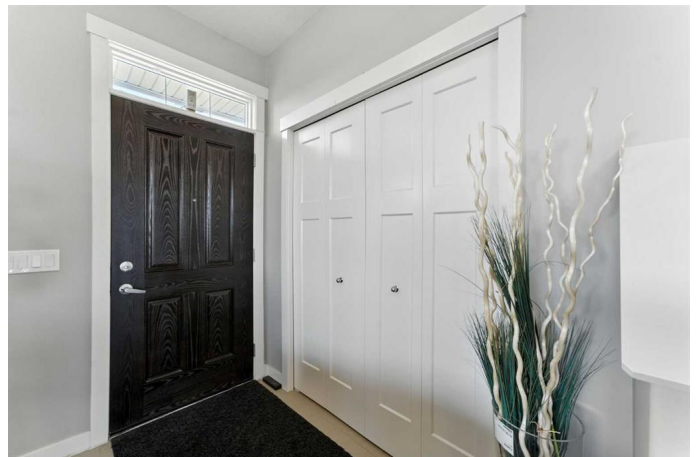
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 0.05 Acres

Evanston, Calgary, Alberta

Tired of the ordinary? Imagine stepping into a townhouse that truly feels like home â€“ spacious, bright, and designed for how you live. This exceptional Evanston residence, boasting over 1600 sqft of meticulously cared-for living space, is ready for your family's next chapter. The moment you enter, you'll be drawn to the beautiful open-concept main floor. Sunlight streams in through the extra windows, illuminating a welcoming living room that flows effortlessly into a generous dining space. Your dream kitchen awaits, complete with a gas range, sleek quartz countertops, stainless steel appliances, and a large walk-in pantry. A convenient 2-piece bathroom and a large, private balcony (perfect for morning coffee or evening unwinding!) round out this level.

Upstairs, your private retreat awaits in the primary bedroom, featuring vaulted ceilings and expansive windows â€“ a true sanctuary. Its private ensuite ensures peaceful mornings. Two more well-sized bedrooms offer comfortable spaces for family or guests, sharing a 4-piece bathroom. The lower level adds incredible versatility with a dedicated flex space â€“ perfect for a home gym, bustling office, or creative hobby room â€“ alongside a practical laundry area and storage. Plus, enjoy long-term peace of mind with the building's hail-resistant Hardie board siding and a brand-new roof! Your new townhouse is complete with a spacious double car garage and the added luxury of an oversized



driveway, a rare treat in modern townhouse living! Evanston is more than a community; it's a family-focused lifestyle. Known for its abundance of schools, expansive parks, and green spaces, it's designed for active families. Enjoy the convenience of a nearby shopping centre with a grocery store, restaurants, and retail just a few minutes' walk away, with even more options a short drive further. With seamless access to major routes, your daily commute just got easier. This Evanston end-unit townhouse truly combines a fantastic layout, stylish finishes, and a vibrant community location, offering the perfect place for your family to grow and thrive. Don't miss your chance to call this exceptional property home!

Built in 2014

### **Essential Information**

MLS® #	A2240174
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	501 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 0R8

### Amenities

Amenities	None, Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, See Remarks, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	M-X1

### Listing Details

Listing Office	The Real Estate District
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