

# \$474,900 - 208 Evanston Manor Nw, Calgary

MLS® #A2239037

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

**NO GST | 4 BEDROOMS | A/C | NEW ROOF**  
(2025) Welcome to 208 Evanston Manor NW—an upgraded, owner-occupied townhome in one of Calgary’s top 5 family neighbourhoods. This 1635+ SF 3-storey home offers more space and bedrooms than most in NW Calgary. Enjoy a gated-community feel with onsite daycare, low insurance/utilities, and immediate possession. The lower level features a spacious entry, hall, and 4th bedroom. The main floor offers bright, open-concept living with a stylish kitchen, dining, living room, laundry, and bath. Upstairs: 3 bedrooms, full bath, and a large primary with walk-in and ensuite. West/south-facing for all-day light—perfect for outdoor living on the balcony with gas line. Hail-proof stone/hardy board exterior with new roof (2025). Heated garage + driveway, quartz counters, gas cooktop, pantry, and upgraded appliances. Quick access to Stoney Trail, 19 mins to downtown, 15 mins to YYC. Nearby parks, schools, shops, and trails. Drone footage available—don’t miss this rare opportunity!

Built in 2014

## Essential Information

MLS® #	A2239037
Price	\$474,900
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	208 Evanston Manor Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Heated Garage, Insulated, Parking Pad, Side By Side, Garage Faces Rear, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

### Exterior

Exterior Features	Lighting, Courtyard
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Lot Description	Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, '
Foundation	Poured Concrete

**208 EVANSTON MANOR NW**  
 46.62 ACRES (19.07 HECTARES) - 208,000 sq. ft.  
 ENTRY LEVEL (AG) - 323.41 Sq Ft / 30.04 m²  
 ENTRY LEVEL UNDEVELOPED (AG) - 42.62 Sq Ft / 3.96 m²  
 MAIN LEVEL (AG) - 606.61 Sq Ft / 56.35 m²  
 UPPER LEVEL (AG) - 662.09 Sq Ft / 61.51 m²  
 TOTAL ABOVE GRADE RMS SIZE - 1634.73 Sq Ft / 151.86 m²



### Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	M-X1



### Listing Details

Listing Office	Jayman Realty Inc.
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