

# \$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 â€” 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 youâ€™re just steps away from the playground â€” 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.

Donâ€™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 | 19   |
| Zoning         | M-X1 |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.