

# \$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!

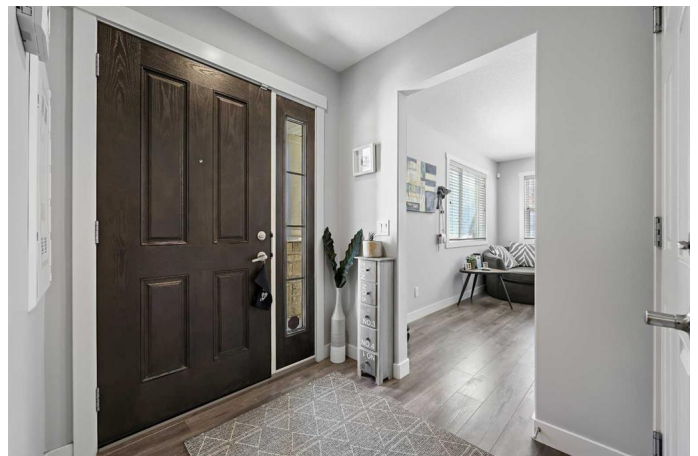
Built in 2014

## Essential Information

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



**208 EVANSTON MANOR NW**  
REGA MEASUREMENT STANDARD - CALGARY AB  
ENTRY LEVEL (AG) - 323.41 Sq Ft / 30.04 m²  
ENTRY LEVEL UNDEVELOPED (AG) - 42.62 Sq Ft / 3.96 m²  
MAIN LEVEL (AG) - 906.61 Sq Ft / 86.35 m²  
UPPER LEVEL (AG) - 662.09 Sq Ft / 61.51 m²  
TOTAL ABOVE GRADE RMS SIZE - 1634.73 Sq Ft / 151.86 m²



|                |               |
|----------------|---------------|
| 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, Garage Faces Rear, Heated Garage, Insulated, Parking Pad, Side By Side, Single Garage Attached |
| # of Garages   | 1                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Chandelier |
| 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 | Courtyard, Lighting |
|-------------------|---------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Fruit Trees/Shrub(s)                  |
| Roof            | Asphalt Shingle                       |
| Construction    | Stone, Wood Frame, Cement Fiber Board |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | M-X1            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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