

1509 Symons Valley Parkway NW  
Calgary, Alberta

MLS # A2233471



## \$409,000

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

Welcome to Arrive at Evanston. A modern, energy-efficient townhome in one of Calgary's most desirable communities. This BUILT GREEN® Certified home offers 2 bedrooms, 2.5 bathrooms, and a single attached garage with a full driveway for added parking. Spread across three levels, the layout is smart and functional, perfect for families, professionals, or investors. The main floor welcomes you with a spacious foyer, half bath, and direct garage access. Upstairs, the open-concept living space features stylish laminate flooring, a modern kitchen with quartz countertops, stainless steel appliances, and a large island. Enjoy meals in the bright dining area or unwind in the living room with access to your private balcony. The top floor features two generous bedrooms, including a primary suite with ensuite bath and double closets, plus a second full bathroom and convenient upstairs laundry. Located close to schools, parks, playgrounds, shopping, transit, and major routes like Stoney and Deerfoot Trail, this home offers the perfect balance of comfort, style, and convenience. Don't miss your chance to own this beautiful townhome. Book your showing today!