

1559 Symons Valley Parkway NW  
Calgary, Alberta

MLS # A2152336



## \$454,900

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2014 (10 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>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<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>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** none

Here is a fabulous 2 bedroom, 2.5 bathroom, single car garage townhome in a great complex, in the wonderful NW area of Evanston. The open floor plan feels expansive through the living room, dining room kitchen. Dark maple full height cabinets, ice colored granite countertops, a sleek peninsula eating bar and stainless steel appliances are all features of the contemporary kitchen. The spacious living room opens out to balcony perfect for bbqing (natural gas hookup)and entertaining. On the upper level is a generous primary bedroom, with ensuite bath and walk-in closet. A second bedroom, four piece bath and laundry area. Along with the single attached garage is a large outdoor parking spot in front of the garage and a ground floor foyer and powder room. This townhouse community itself has a wonderful play ground, loads of visitor parking and the surrounding area has schools, shopping centers, lots of parks and green spaces/ walking and cycling paths. Access to Stoney and Deerfoot Trails, as well as, proximity to the Calgary International Airport are a big bonus.