$412,000 - 1561 Symons Valley Parkway Nw, Calgary

MLS® #A2230419

$412,000

2 Bedroom, 3.00 Bathroom, 1,303 sqft
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to Arrive in Evanston. A beautifully designed 2-bedroom, 2.5-bathroom BUILT GREEN ® Certified home, offering not only the perfect blend of comfort and modern living but also an eco-friendly footprint that delivers ongoing utility savings. Thoughtfully planned across three levels, this home demonstrates that modern living and environmental responsibility go hand in hand.

The main floor welcomes you with a spacious foyer that sets the tone for the entire home, complemented by a convenient half bathroom and single car garage with direct home access for added convenience and security.
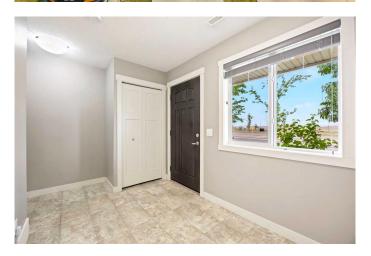
Moving to the second floor, you'll discover an open-concept kitchen and living room that flows seamlessly together, creating an ideal space for both daily living and entertaining guests. The large south facing private balcony extends your living space outdoors, a perfect spot to enjoy Calgary's beautiful seasons while maximizing the home's bright, airy atmosphere.

The third floor serves as your private retreat, featuring two generous bedrooms that provide comfort and tranquility, along with two full bathrooms including ensuite convenience. A stacked washer and dryer is also conveniently tucked away within a large closet/storage space. This thoughtful separation of living and sleeping spaces ensures both privacy and functionality for modern family life.

Living at Arrive at Evanston means you'll have exceptional amenities right at your doorstep.

The complex features Kids & Co Daycare providing professional childcare services within walking distance, a safe playground where children can explore and play, and a courtyard with a covered seating area perfect for relaxing or socializing with neighbors. Just across the road you'll notice a green space which gives the home a more open feel.

Nestled in the well situated community of Evanston, this BUILT GREEN® Certified home represents the future of sustainable living while offering immediate benefits to your lifestyle and budget. The eco-friendly design features and construction methods not only reduce your environmental impact but also translate into meaningful savings on your monthly utility bills. You'll enjoy easy access to schools, shopping, dining, and major transportation routes while maintaining the peaceful residential atmosphere that makes Evanston such a coveted address.

Contact your favourite realtor to schedule your private viewing and discover how sustainable living can enhance your quality of life!

Built in 2014

Essential Information

MLS® #	A2230419
Price	$412,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1561 Symons Valley Parkway Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

Amenities

Amenities	Park, Parking, Picnic Area, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Playground
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	M-X1

Listing Details

Listing Office	Real Broker