

# \$409,000 - 1509 Symons Valley Parkway Nw, Calgary

MLS® #A2233471

**\$409,000**

2 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

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!

Built in 2017

## Essential Information

MLS® #                   A2233471

Price                     \$409,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1509 Symons Valley Parkway Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0R8

### Amenities

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

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 26th, 2025

Days on Market            11

Zoning                        M-X1

### **Listing Details**

Listing Office                Century 21 Bamber Realty LTD.

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