

**1559 Symons Valley Parkway NW
Calgary, Alberta**

MLS # A2152336



\$434,900

Division:	Evanston		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,245 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.